



14 Saxon Close, Crediton, EX17 3DS

Guide Price **£330,000**

14 Saxon Close

Crediton

- Spacious link detached townhouse in convenient town location
- Easy walk to schools, buses and Crediton High Street
- Flexible accommodation arranged over three floors
- Large open plan kitchen/dining/living space
- Generous first floor sitting room with study area
- Potential for fourth bedroom or larger third bedroom
- Three bedrooms including en-suite main bedroom
- Utility room, cloakroom and integral garage
- West facing enclosed rear garden
- Driveway parking and garage with power and light

Situated within a popular residential area of Crediton, this modern link detached townhouse (connected only by it's garage to the neighbours garage) offers spacious and adaptable accommodation arranged over three floors, ideal for modern family life. The location works particularly well, tucked away from the main roads while still being within easy walking distance of schools, public transport and the town centre itself. Crediton continues to be a popular Mid Devon town thanks to its range of independent shops, cafés, supermarkets and rail links through to Exeter and beyond. The house itself offers far more flexibility than first expected and the layout lends itself well to changing family needs over time.





On the ground floor, the large open plan kitchen/dining/living room is undoubtedly the hub of the home. Bright and sociable, it offers plenty of room for entertaining, family life or simply spreading out a little more day to day. Double doors open directly onto the rear garden, helping the inside and outside spaces connect nicely in the warmer months. The kitchen itself is well fitted with good storage, integrated appliances and plenty of workspace. Off here is a useful utility room with additional sink and garden access, plus a handy downstairs cloakroom.

The first floor provides a particularly impressive dual aspect sitting room with ample space for sofas and seating. Also on this floor is the third bedroom. Buyers may wish to explore incorporating part of the living room into the bedroom to create a larger room, or even creating a fourth bedroom while still retaining a comfortable sitting room space, subject to requirements. On the top floor are two further double bedrooms, both with built in wardrobes, with the principal bedroom also benefiting from an en-suite shower room. The family bathroom completes the accommodation.

Outside, the rear garden is west facing and enclosed, combining an attractive paved seating area with lawn and space for children, pets or pots and planting. A substantial shed sits to one corner providing additional storage and a door into the garage. To the front is driveway parking leading to the adjoining garage which benefits from power and light.

Overall, this is a substantial and versatile modern home in a really convenient location, offering excellent space and flexibility for a range of buyers.



Please see the floorplan for room sizes.
Current Council Tax: Band D - Mid Devon

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

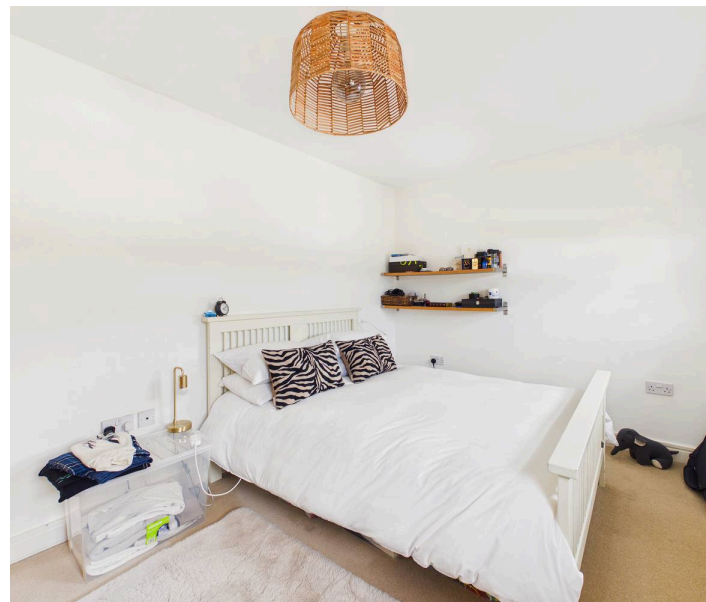
Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.



Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s) – with an Ofsted “outstanding” sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

DIRECTIONS

Use EX17 3DS or the what3words is
///suitably.alleges.installs





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
128.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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