



Pinafore, St. Boniface Road, Crediton, EX17 3NE

Guide Price **£250,000**

Pinafore St. Boniface Road

Crediton, EX17 3NE

- Detached bungalow
- Ideal town location
- Two bedrooms
- Bus route and level walk to town
- Off-road parking
- Electric heating
- Level plot including rear garden
- No chain

This detached bungalow is found off Western Road in Crediton (on the bus route), in a rare near level location with good access to the top of the High Street and its amenities & transport links. Crediton town has a range of shops and services and with the bus providing access to Exeter every 20 minutes, this property literally has it all on it's doorstep.

Pinafore is a 1950's detached bungalow and as such is well-proportioned and solidly built. There's double glazing throughout and modern electric heating in all rooms except the bathroom and garden room. Worth noting is there's a large loft which maybe able to be converted for extra space should it be desired (and subject to permissions). The property offers two double bedrooms, served by a white suite bathroom (modern electric shower over the bath), plus a sizeable living room and a kitchen with separate pantry.





To the rear is a conservatory style garden room leading to the outside. We love the exposed floorboards which are in great condition and certainly add some character and although the property would benefit from some updating, it's well kept and clean, ready to move into.

Outside, to the front is off-street parking for 1 or 2 cars and pathways to both sides leading to the rear garden which measures approx. 12m x 8.7m. It's level and low maintenance with predominantly paving with some planted borders plus there is a timber garden shed.

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.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1950's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains drainage

Heating: Electric heating

Listed: No

Conservation Area: No

Tenure: Freehold

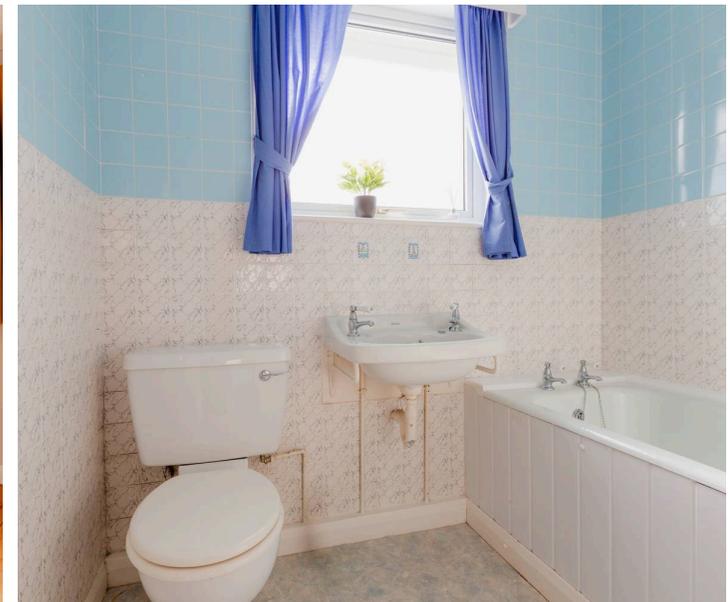


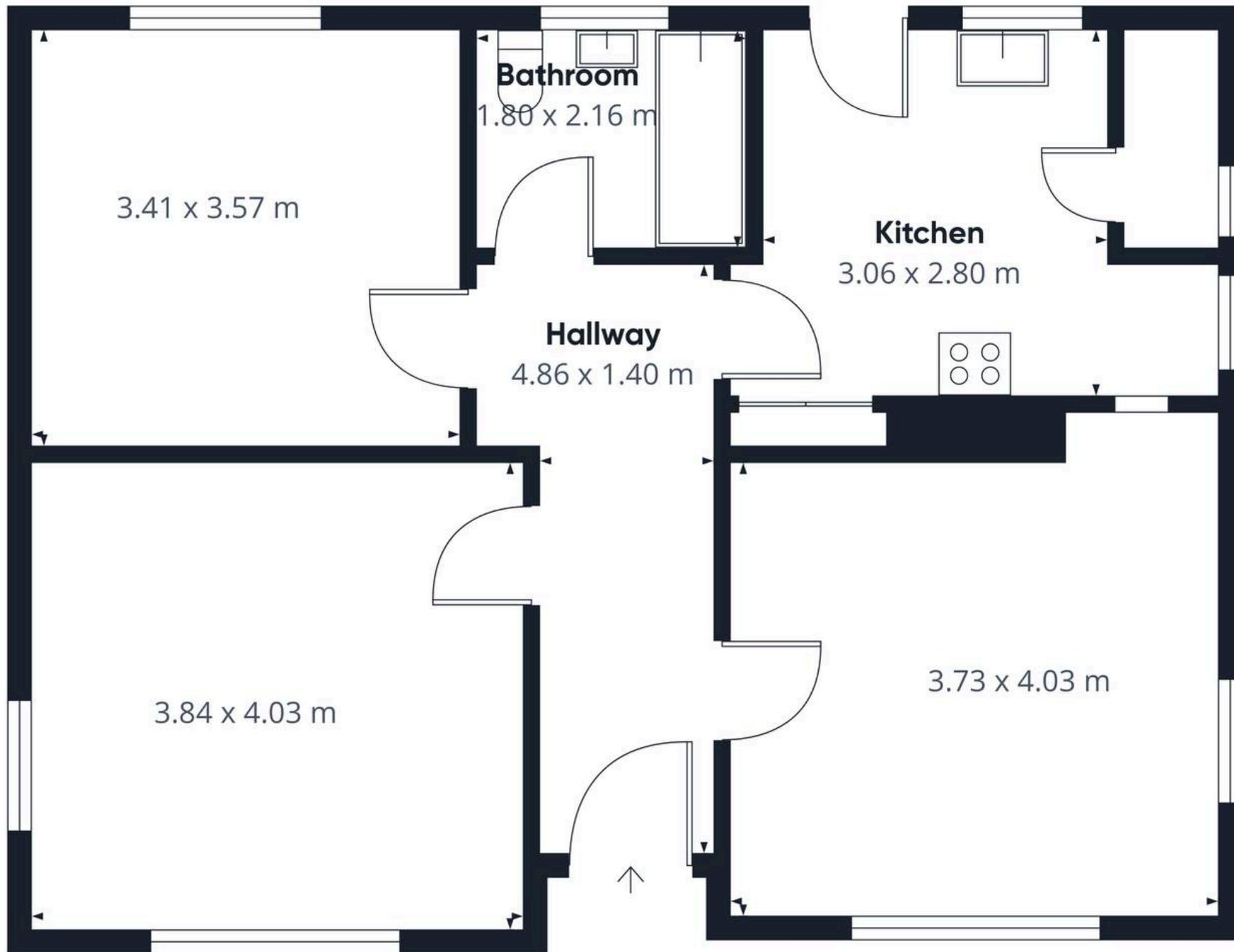
CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone 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 secondary school with sixth form (Queen Elizabeth’s). In addition, it boasts a brilliant gym and leisure centre for New Year’s resolutions, three supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

DIRECTIONS

For sat-nav use EX17 3NE and the What3Words address is [///overjoyed.rant.canoe](https://www.what3words.com/overjoyed.rant.canoe) but if you want the traditional directions, please read on.

From the High Street in Crediton, head towards The Green and through the traffic lights onto Western Road. Take the 1st left turn into St Boniface Road and the property will be found a couple of doors down on the right.





Approximate total area⁽¹⁾
67.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.