



24 Victoria Crescent, Crediton, EX17 1DZ

Guide Price **£285,000**

24 Victoria Crescent

Crediton

- Semi detached bungalow in popular residential area of Crediton
- Well positioned close to countryside walks
- Spacious living room with separate dining area and conservatory
- Long kitchen with additional study or hobbies room
- Two double bedrooms with modern shower room
- Well maintained with gas central heating and double glazing
- Flexible layout with over 1,000 sqft of accommodation
- Enclosed rear garden with views over the town and countryside
- Driveway parking for 2 to 3 cars and garage
- Front garden setting the property back from a quiet road

Set within a popular residential road made up largely of bungalows, this well positioned home offers a good amount of space and a layout that works well for day to day living, all within easy reach of some lovely countryside walks.

The accommodation extends to over 1,000 sqft, giving a bit more room than many similar properties. There are two good double bedrooms, served by a modern shower room with a large walk-in cubicle.





The main living space is generous, with a large living room that opens through to a separate dining area, creating a sociable and flexible space. Sliding doors then lead into a sizeable conservatory at the rear, adding an extra area to enjoy the garden outlook. The kitchen runs along the side of the property and offers plenty of workspace and storage, while a separate study or hobbies room provides useful additional flexibility depending on needs.

The property benefits from uPVC double glazing throughout and mains gas central heating, making it a comfortable home all year round.

Outside, there is a driveway providing parking for two to three vehicles, leading to the garage which has both power and a rear access door to the garden. The front garden sets the house back nicely from the road, while the rear garden is enclosed and enjoys a pleasant outlook back across the town and towards the surrounding countryside. It is mainly laid to lawn with some paved areas, along with a shed and additional store.

Overall, this is a well located and generously sized bungalow, offering comfortable living with scope to personalise over time.



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.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, 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.

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: 1960/70's

Construction Notes: Standard

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

Drainage: Mains

Heating: Mains gas

Listed: No

Conservation Area: No

Tenure: Freehold



CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

DIRECTIONS

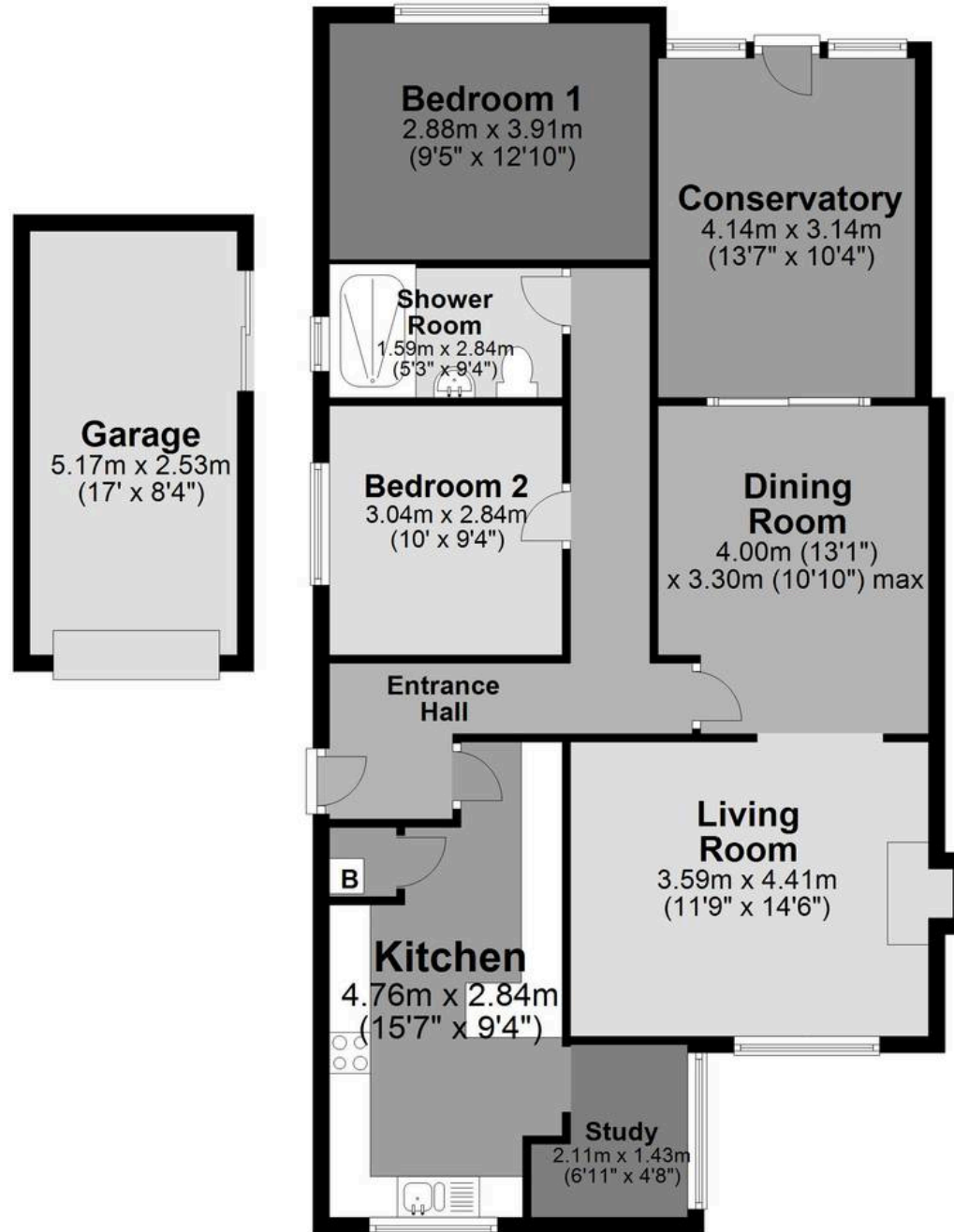
For sat-nav use EX17 1DZ and the What3Words address is [///swells.apple.sneezing](https://www.what3words.com////swells.apple.sneezing) but if you want the traditional directions, please read on.

From Crediton High Street, turn into Market Street and at the bottom, bare right onto Parliament Street and continue onto the one way road. At the junction, go straight over to the mini-roundabout and turn left up Jockey Hill and then immediately right onto Pounds Hill. Towards the top, turn left into Long Meadows and immediately left again into Victoria Crescent and the bungalow will be found on the left.



Ground Floor

Approx. 99.5 sq. metres (1071.0 sq. feet)



Total area: approx. 99.5 sq. metres (1071.0 sq. feet)



Helmores

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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.