



**56 Queen Elizabeth Drive, Crediton, EX17 2EJ**

Guide Price **£240,000**

# 56 Queen Elizabeth Drive

## Crediton

Situated on the edge of Crediton, 56 Queen Elizabeth Drive enjoys lovely views out across the rooftops towards the surrounding countryside, with Dartmoor visible on the horizon on a clear day. This modern terraced home offers a flexible layout arranged over three floors and is ideal for a range of buyers wanting practical space with very little left to do.

The accommodation is well presented throughout with modern kitchen and bathroom fittings, mains gas central heating and double glazing all adding to the ease of living. Plus with the addition of solar PV's, running costs should be reduced too. On the ground floor is the integral garage, which already benefits from plumbing for a WC should a future owner wish to explore alternative uses, subject to any necessary permissions. Also on this floor is a useful office/hobby room, ideal for working from home, storage, hobbies or occasional guest use depending on requirements.

The first floor is likely to become the real hub of the home. The kitchen/dining room is well fitted with good storage and workspace, while the living room sits to the rear with doors opening directly onto the garden, creating a bright and sociable living space. On the top floor are two bedrooms along with the family bathroom.

Outside, the rear garden has been designed with ease of maintenance in mind, combining paved and gravel seating areas ideal for year round use,





alongside raised planting beds adding colour and interest. To the front is off-road parking in addition to the garage.

Overall, this is a really well balanced modern home in a convenient edge of town location, combining practicality, flexibility and far reaching views.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon

Utilities: Mains electric, gas, water, telephone & broadband and solar PVs

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](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

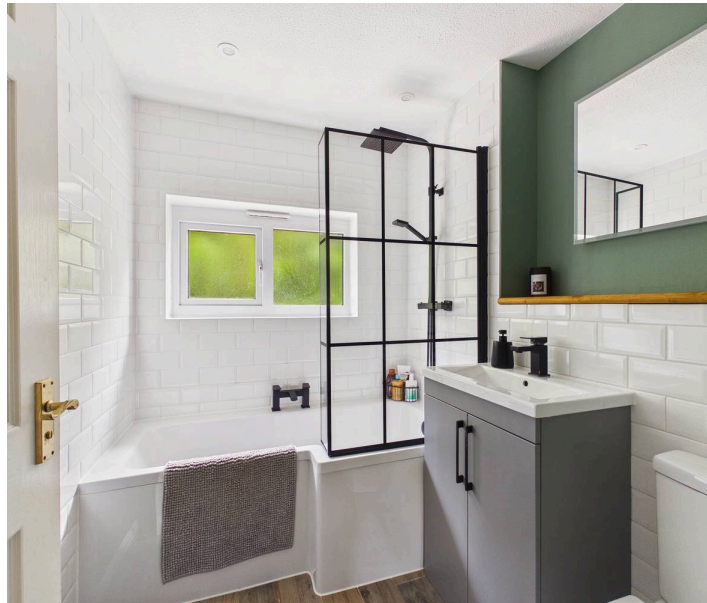
**Digital Photo Enhancement/Virtual Staging:**

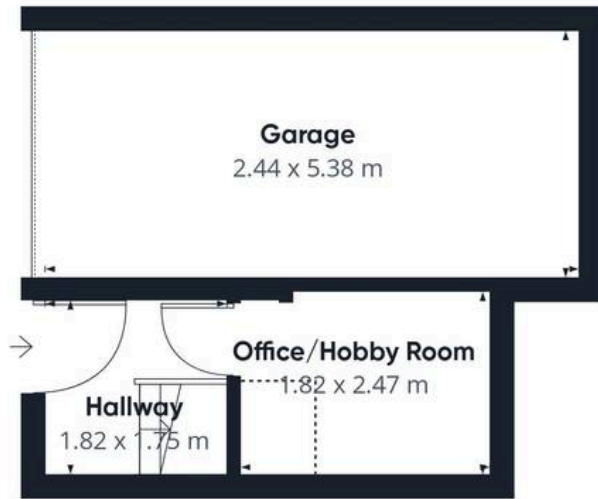
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings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

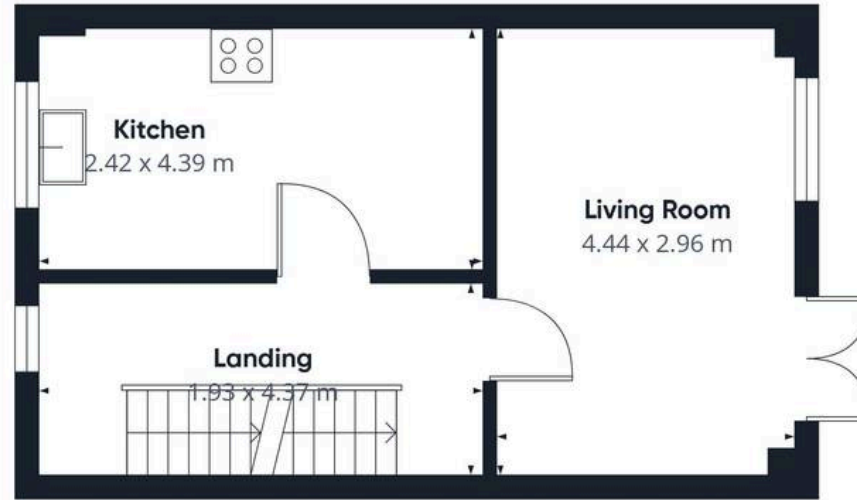
**DIRECTIONS** : Use EX17 2EJ or the what3words is [///paths.wants.catapult](https://www.what3words.com/paths.wants.catapult)

From Crediton High Street, head towards Copplestone along Western Road, pass the hospital on your left and take the last right into Queen Elizabeth Drive where the property will be found on the right towards the top.

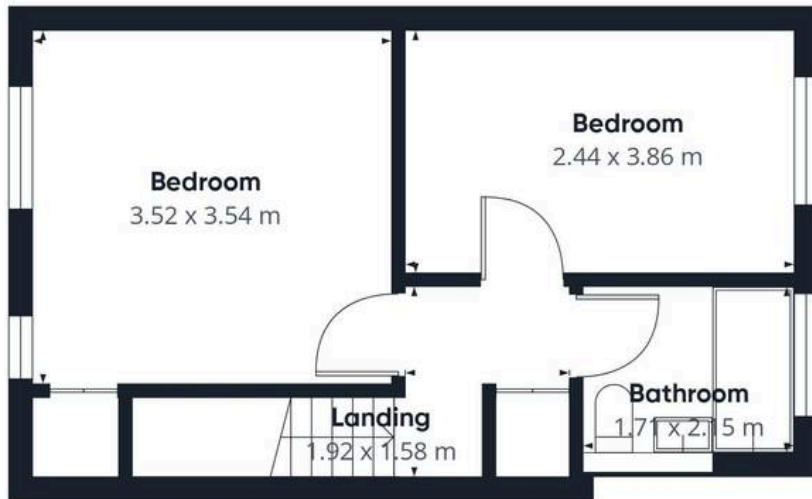




Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

81.1 m<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

GIRAFFE 360



## Helmores

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