



88a Queen Elizabeth Drive, Crediton, EX17 2EJ

Guide Price **£300,000**

88a Queen Elizabeth Drive

Crediton, EX17 2EJ

- Detached four bedroom home arranged over four floors
- Elevated position at the end of a quiet cul-de-sac
- Wide countryside views towards Dartmoor
- Light and well presented accommodation throughout
- Three bathrooms including two en suites
- Flexible ground floor bedroom with scope to enlarge (STP)
- Landscaped rear garden with raised seating area
- Larger than average garage plus adjoining storage room
- Ample driveway parking
- New boiler with 5 year warranty

Set at the end of a quiet cul-de-sac in an elevated position on the edge of Crediton, this four bedroom detached home enjoys wide views across the surrounding countryside, with Dartmoor visible in the distance from the upper floors. The position feels open and light, yet remains within easy reach of the town centre, schools and transport links.

Arranged over four floors, the house offers flexible accommodation that works well for family life while also providing scope for alternative uses. The layout gives a natural separation between living and sleeping spaces, and the ground floor in particular offers potential for those needing independent accommodation or space to work from home.





On entering, the hallway leads to a ground floor double bedroom with its own en suite shower room. Adjacent to this is a useful storage room, currently accessed via the garage, which could be incorporated into the bedroom area to create a more self-contained space if desired (subject to necessary permissions). Internal access to the garage adds further practicality.

The main living level sits on the first floor, where the sitting room opens onto the rear garden through French doors, allowing plenty of natural light and a straight forward connection to outdoor space. The kitchen/dining room is positioned to the front, enjoying open views and offering space for a table as well as integrated appliances and good storage. A new boiler has been fitted which comes with a 5 year warranty.

The second floor includes two bedrooms, along with the family bathroom. The top floor provides another double bedroom with en suite, creating a private space that works well for guests, older children or home working.

Outside, the rear garden has been landscaped to create defined seating areas and raised beds, with a patio directly behind the house and steps leading to a higher seating platform that makes the most of the views. The space is designed to be easy to manage while still providing interest and privacy. It's worth noting that the garden does need some attention to bring it back to its full potential.

To the front and side, there is ample driveway parking, along with a larger than average garage plus the aforementioned adjoining storage room.

This is a flexible and well presented home in a quiet position on the edge of town, combining open views, adaptable accommodation and straightforward access to everything Crediton has to offer.



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:

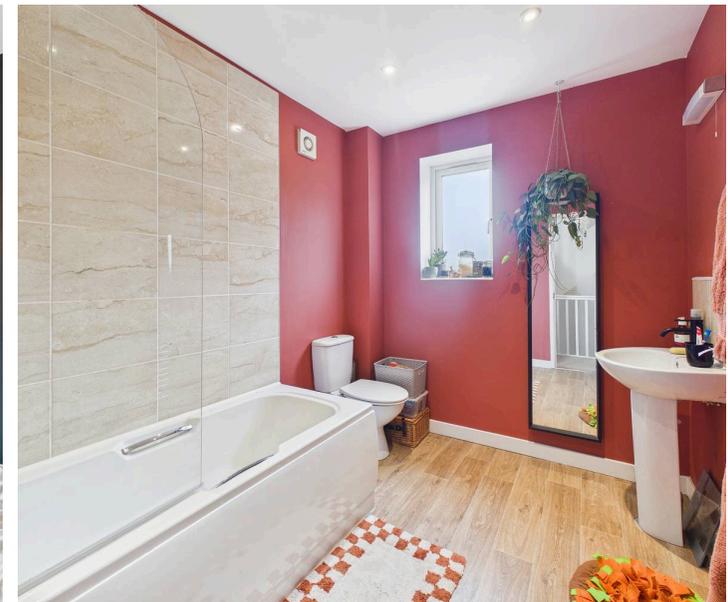
Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

Estate / Management Charges (Freehold Estates):

We're informed by the seller that an estate or management charge is payable for maintenance of shared areas. Buyers should confirm the amount, payment frequency and review terms with their conveyancer.

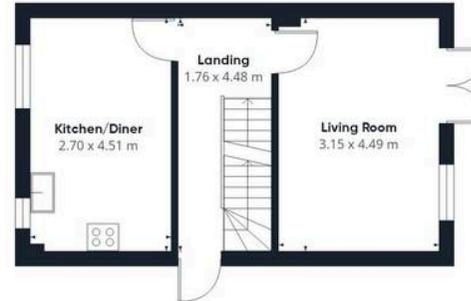
Buyers' Compliance Fee Notice

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.

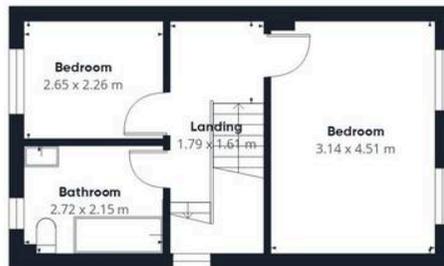




Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

126.1 m²

Reduced headroom

2.9 m²

(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.

GIRAFFE360



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

Approx Age: 2015

Construction Notes: Standard

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

Drainage: Mains

Heating: Mains gas

Listed: No

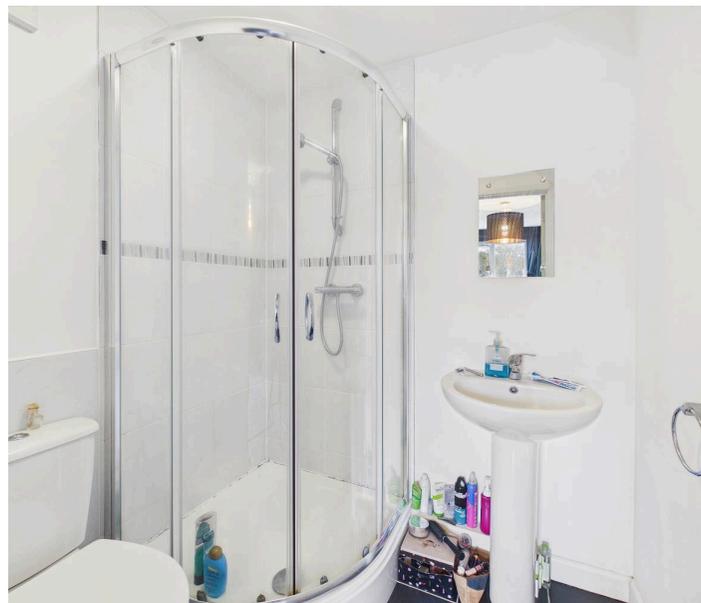
Conservation Area: No

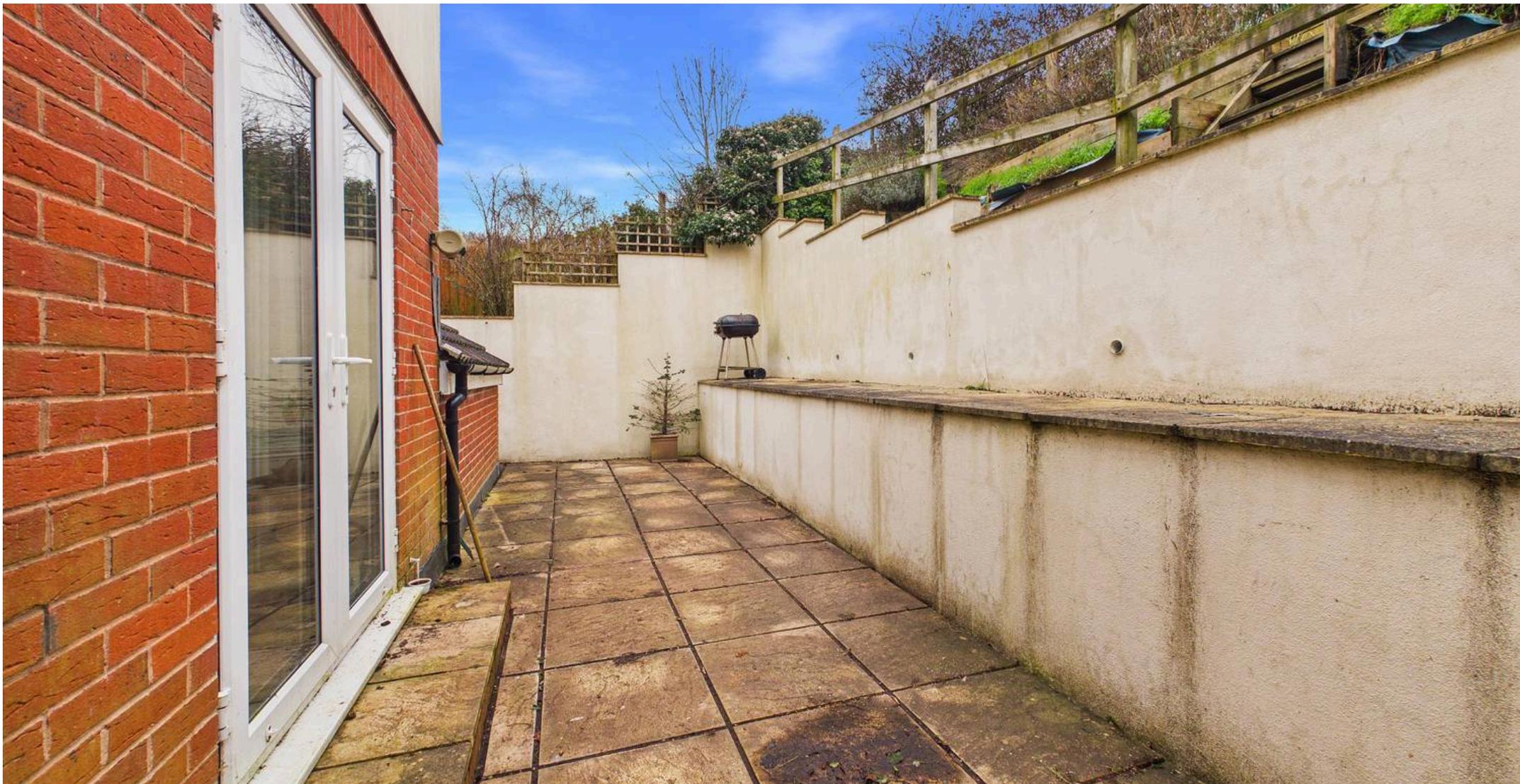
Tenure: Freehold

DIRECTIONS

For sat-nav use EX17 2EJ and the What3Words address is [///casual.stance.anchovies](https://www.what3words.com/#!/casual.stance.anchovies) but if you want the traditional directions, please read on.

From Crediton High Street, proceed towards Coplestone on the main road, heading out of town along Western Road. Queen Elizabeth Drive is the last road on the right before you leave Crediton. Head up the hill, almost to the top and the property will be found on the right.





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.