



## 4 Orchard Close, Crediton, EX17 2FB

Guide Price £365,000

## 4 Orchard Close

### Crediton

- Spacious (1450sqft) four bedroom semi-detached home arranged over three floors
- Quiet cul-de-sac within easy reach of Crediton's amenities
- Modern kitchen and dining room with patio doors to the garden
- Large living room with Juliet balcony
- Master bedroom with built-in wardrobe and ensuite
- Three further generous bedrooms
- Private rear garden with patio and decking
- Driveway parking plus garage with electric roller door
- Energy-saving roof-fitted solar panels
- No onward chain and approx. two years remaining on the LABC warranty

Set within one of Crediton's more recent developments, this large, smart four bedroom, semi-detached home offers excellent space over three floors, all within easy reach of the town's shops, schools and transport links. At over 1450 sqft (inc garage), it's a spacious home and more than one would expect for a house of this type and was built in 2017 making it a modern addition to the town. Crediton itself is a thriving market town with a great community feel, a wide High Street lined with independent shops, regular buses and trains on the Tarka Line, and both primary and secondary schooling close by.





Orchard Close is a quiet cul-de-sac tucked away from the main road, giving a peaceful setting while still remaining highly convenient for day-to-day life.

Inside, the accommodation is bright, well-arranged and finished with solid wood flooring throughout. The welcoming entrance hall gives access to the ground floor kitchen/dining room, a lovely entertaining space that forms the heart of the home, fitted with modern units, a range cooker, integrated appliances and patio doors to the garden. There's an understairs cupboard plus a WC off the entrance hall too. The first floor offers a great sized light and spacious living room with a Juliet balcony to the front (south facing), along with two bedrooms and a family bathroom. The top floor provides an impressive master bedroom with built-in wardrobe and en-suite, as well as another large double bedroom to the rear. All four bedrooms are well proportioned, making the layout ideal for families or those needing home office space.

Outside, the rear garden enjoys a private feel with a combination of patio and decking, perfect for low-maintenance outdoor living. The property benefits from driveway parking and of course the garage which has an electric roller door, with additional visitor spaces nearby. The roof is fitted with solar panels (owned) adding additional energy savings which will be passed on to a new owner, and the property is offered with no onward chain and the remainder of its LABC warranty (2 years to go).

At the time of writing, the road of the close is unadopted but is in the process of being transferred into the ownership of a management company made up of the owners of the 10 properties for future control and maintenance.



## 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:

There is Fibre to the property giving excellent communication speeds. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

### Chain Status / Vacant Property:

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

### 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 D – Mid Devon

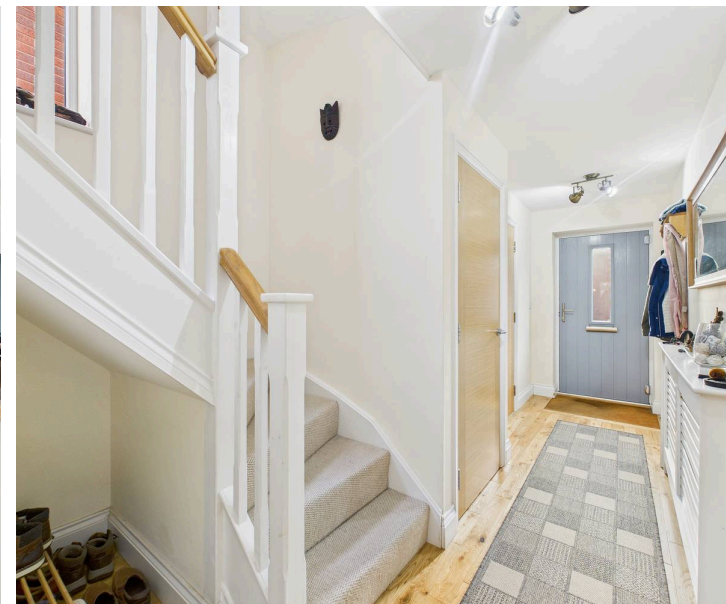
Approx Age: 2017

Construction Notes: Standard

Utilities: Mains electric, water, gas, telephone & broadband (fibre to the property) plus owned solar panels

Drainage: Mains

Heating: Mains gas



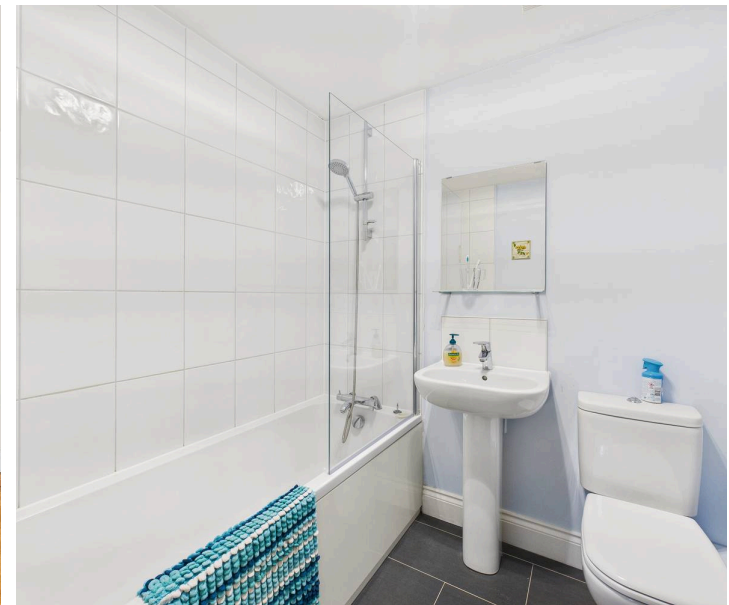
Listed: No

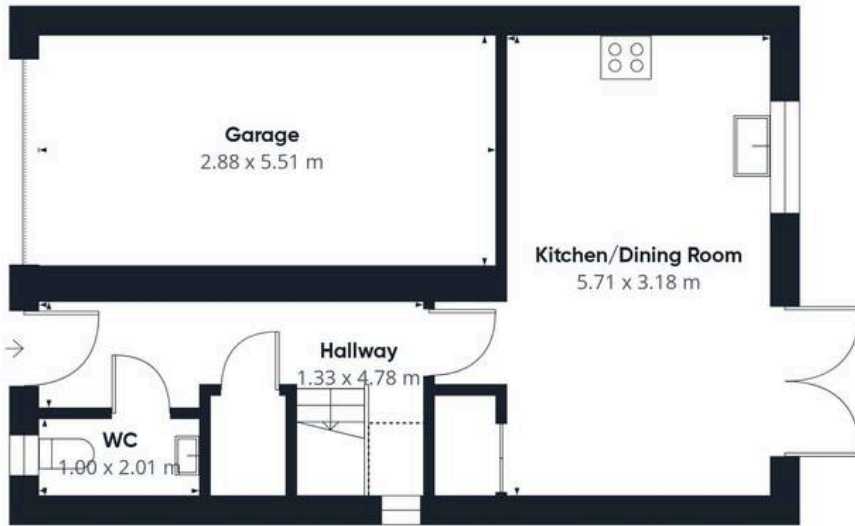
Conservation Area: No

Tenure: Freehold

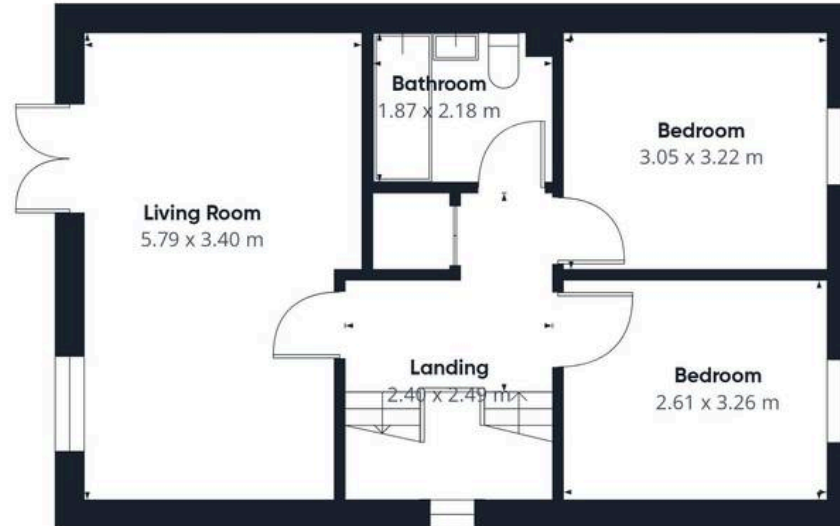
DIRECTIONS : For sat-nav use EX17 2FB and the What3Words address is [///diagram.verve.locker](https://www.what3words.com/#!/diagram.verve.locker) but if you want the traditional directions, please read on.

From Crediton High Street, turn into Market Street and into the town square. Turn right onto Parliament Street and exit the square passing the library on your right and then Newcombes Meadow. Take the next left (just after the give way junction) into Newcombes and proceed up the hill, turning right into Orchard Close and No 4 will be found on your left.

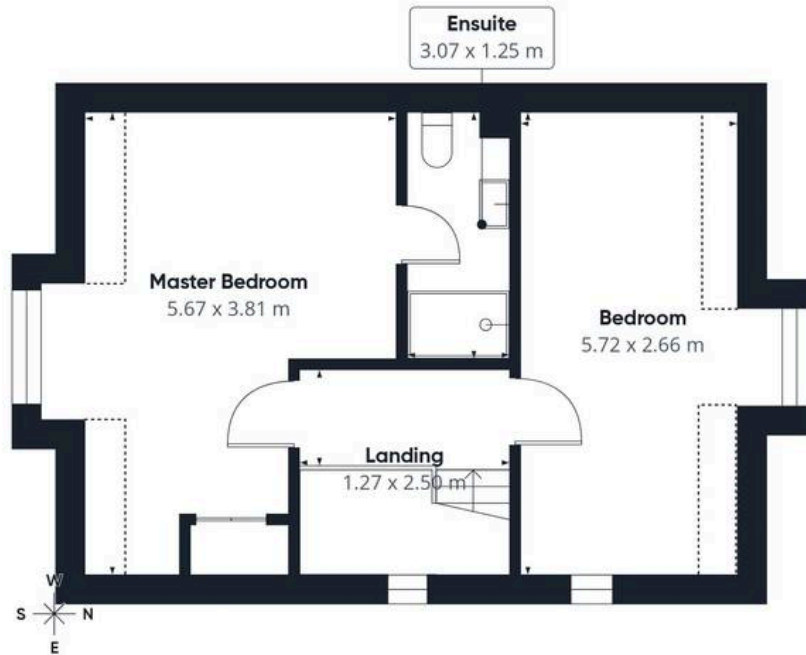




Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
137.3 m<sup>2</sup>  
Reduced headroom  
4.3 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.

GIRAFFE360



## Helmores

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