



16 Molyneux Drive, Crediton, EX17 3FH

Guide Price **£315,000**

16 Molyneux Drive

Crediton

- Modern spacious home
- Edge of town location
- Short walk to supermarket, train & bus
- Beautifully presented
- Garage, parking & EV charger
- Enclosed rear garden with patio
- 3 Bedrooms
- Ensuite to the master bedroom
- Open plan kitchen diner with doors to garden

As you step inside this well-presented modern home, the spacious entrance hall has parquet-style flooring, a useful cloakroom and an internal door to the integral garage.

The living accommodation is arranged over the garden level, where the comfortable living room provides a relaxing space, while the kitchen-diner is well suited to family life and entertaining. The modern kitchen has a range of AEG appliances including twin oven, electric hob, extractor and dishwasher. There is also a second cloakroom with WC and a cupboard providing power and plumbing for a washing machine.

Upstairs are three bedrooms, including a master with built-in wardrobes and an en-suite shower room. The remaining bedrooms are served by a modern family bathroom with bath and shower over, wash basin, WC and heated towel rail.





The integral garage has power and lighting, with plenty of room for a vehicle, storage or a workshop. Outside, the enclosed rear garden measures approximately 9m x 5.7m and has been thoughtfully upgraded with paved and lawned areas, two decked seating areas with LED lighting, fence lighting and an external power supply. A side gate and steps lead down to the front, where there is off-road parking and an electric vehicle charging point.

Built in late 2019 by Devonshire Homes, the property offers modern construction, practical accommodation and a well-equipped outdoor space, making it an appealing choice for those looking for a low-maintenance family home.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2026/27 - £2,438.28

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

Broadband within this postcode: Ultrafast 10,000Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

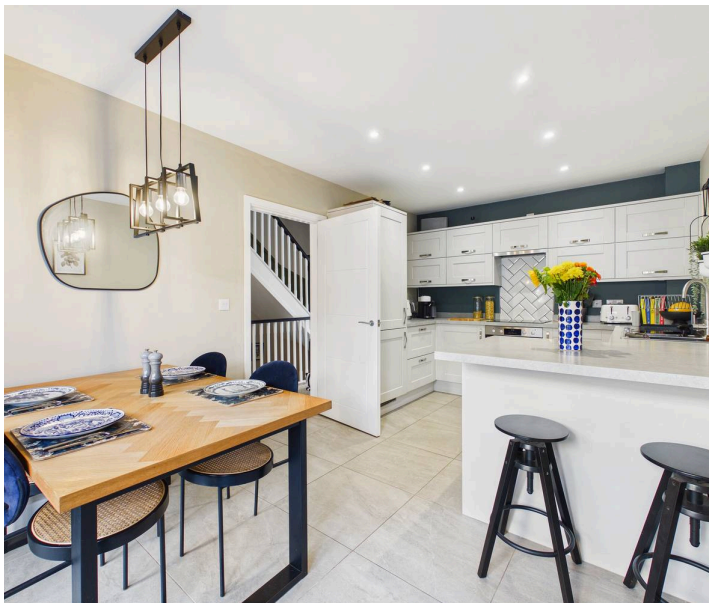
Construction: Standard

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.



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.

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.

Estate Management Charge

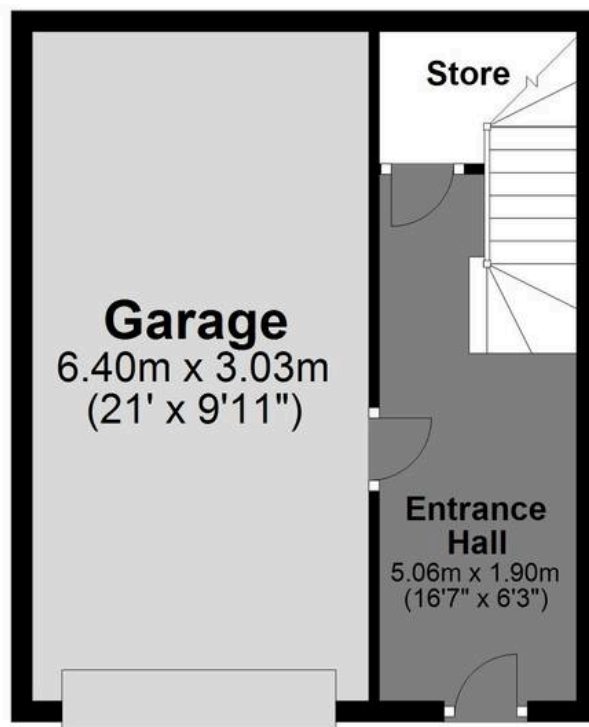
This property is subject to a management charge, which contributes towards the maintenance and upkeep of communal areas and shared spaces. Such charges are common on modern housing developments.





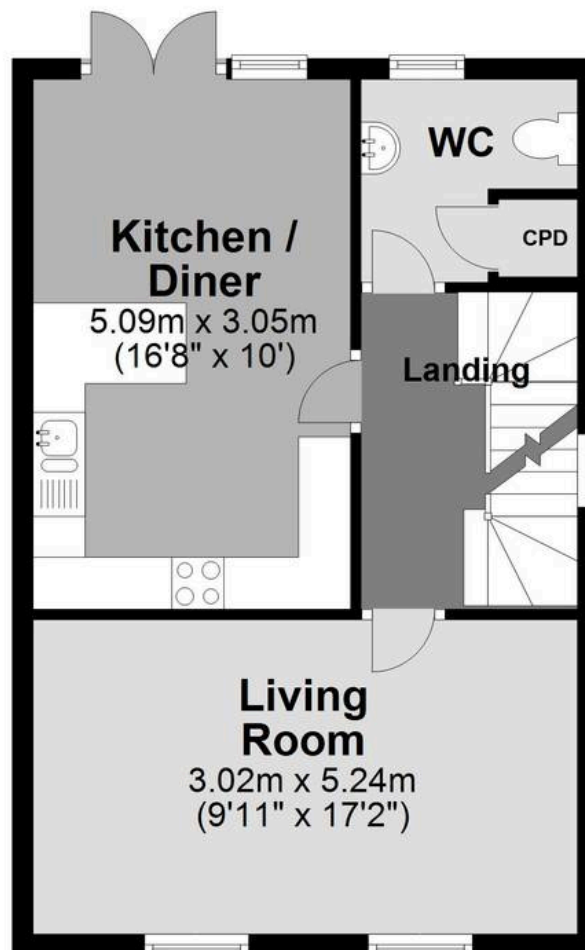
Parking Level

Approx. 13.8 sq. metres (148.6 sq. feet)



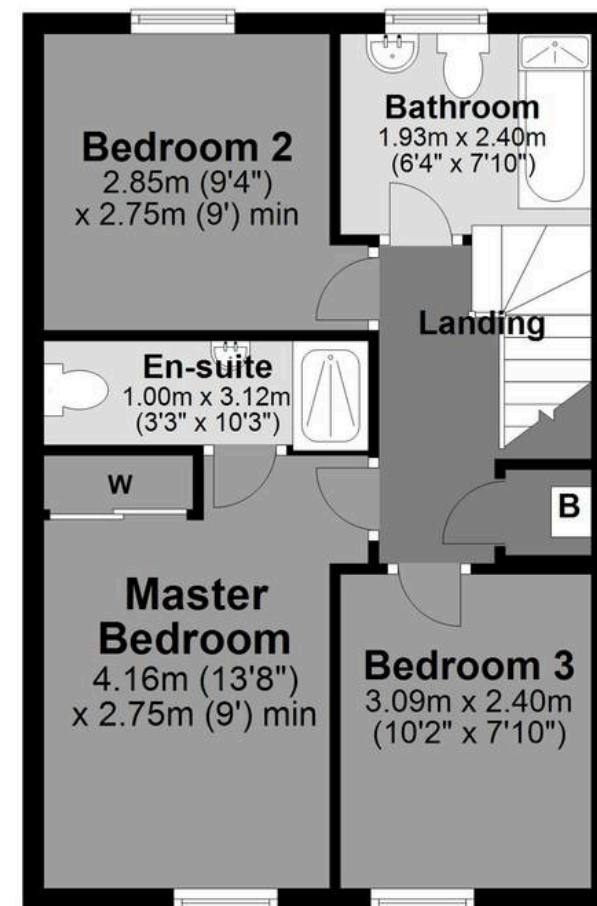
Garden Level

Approx. 42.9 sq. metres (461.4 sq. feet)



Second Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



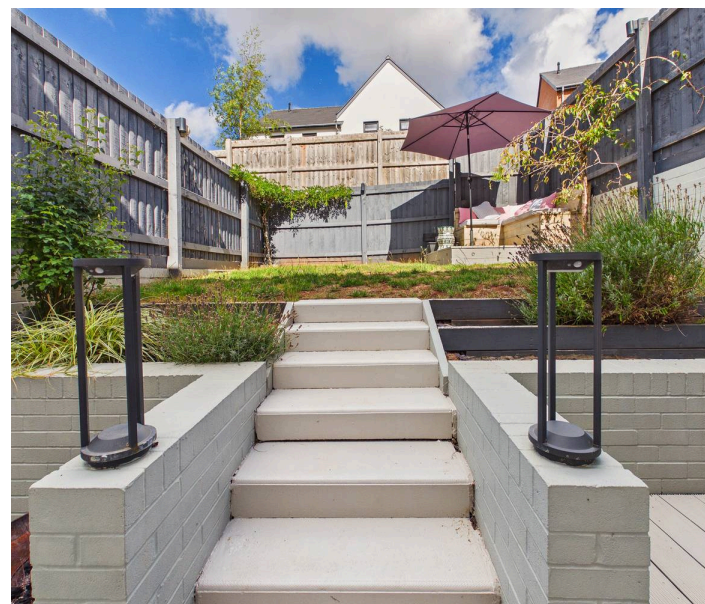
Total area: approx. 100.0 sq. metres (1076.2 sq. feet)

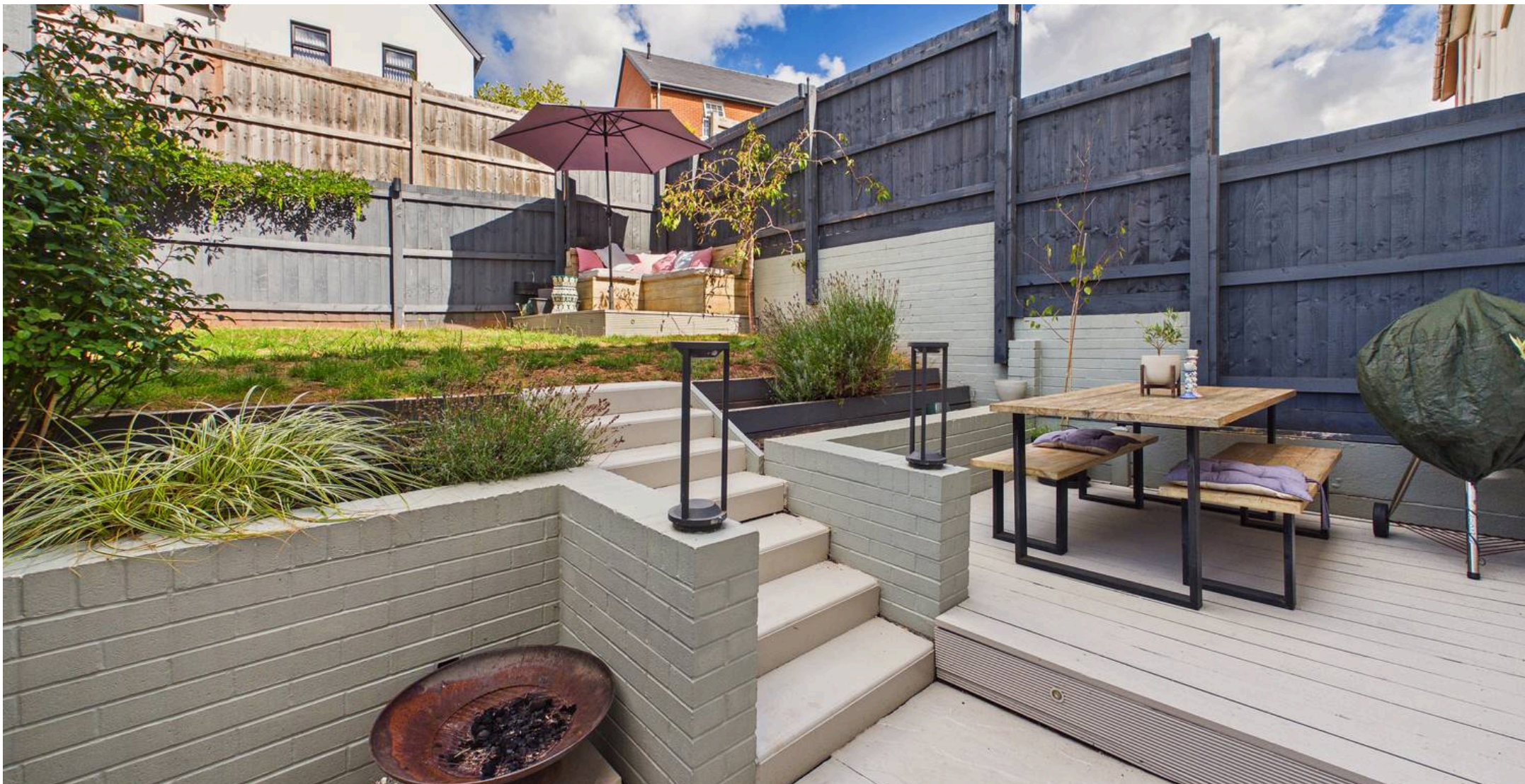


CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone 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 For Sat-Nav use EX17 3FH – From the A377 roundabout serving Tesco’s, turn up the hill & then turn left onto Tarka Way, turn left into Molyneux Drive, No.16 will be found along on your right.

What3Words: [///perkily.germinate.banter](https://www.what3words.com/perkily.germinate.banter)





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.