



43 Creedy Road, Crediton, EX17 1EW

Guide Price **£325,000**

43 Creedy Road

Crediton

- Detached bungalow in a sought-after cul-de-sac position
- Located at the very end of the road with a larger than average plot
- Flexible layout providing two or three bedrooms
- Previously extended with scope for further updating
- Living room and kitchen/breakfast room
- uPVC double glazing and mains gas central heating
- Mainly level front and rear gardens laid to lawn
- Summer house plus sheds and workshop space
- Ample driveway parking with room for a garage (STP)
- Offered with no onward chain

Set at the very end of this popular and quiet residential cul-de-sac, 43 Creedy Road occupies one of the larger plots along the road and enjoys a particularly private position. It's a location that rarely becomes available, combining a peaceful setting with easy access to Crediton's schools, shops and transport links.

The property is a detached bungalow that has been previously extended and now offers flexible accommodation that can be arranged as either two or three bedrooms, depending on how the space is used. While the property would benefit from updating, the size of the plot and the strength of the position make it an opportunity worth considering for those looking to put their own stamp on a home.





Inside, the layout currently includes a living room, kitchen/breakfast room, bathroom and two to three bedrooms. The accommodation is straightforward and practical, with scope to reconfigure or improve further if desired. The property benefits from uPVC double glazing and mains gas central heating.

Outside, the gardens are mainly level and extend to both the front and rear, laid largely to lawn and offering good usable space. There are two large garden sheds/workshops, providing useful storage and hobby space. To the side of the bungalow there is ample driveway parking for several vehicles and space where a garage could potentially be constructed, subject to any necessary consents.

Offered with no onward chain, this is a detached bungalow in a particularly strong position within a well regarded area of Crediton, offering genuine potential for improvement and the chance to create a long-term home in a setting that is hard to replicate.

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.

Executor's Sale:

The property is being sold on behalf of an estate following a bereavement. The sellers may have limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.

Probate Status:

We're informed by the seller that probate has been applied for but not yet been granted. As a result, exchange of contracts may not be possible until the grant of probate is received.

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: 1960's

Construction Notes: Standard

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

Drainage: Mains

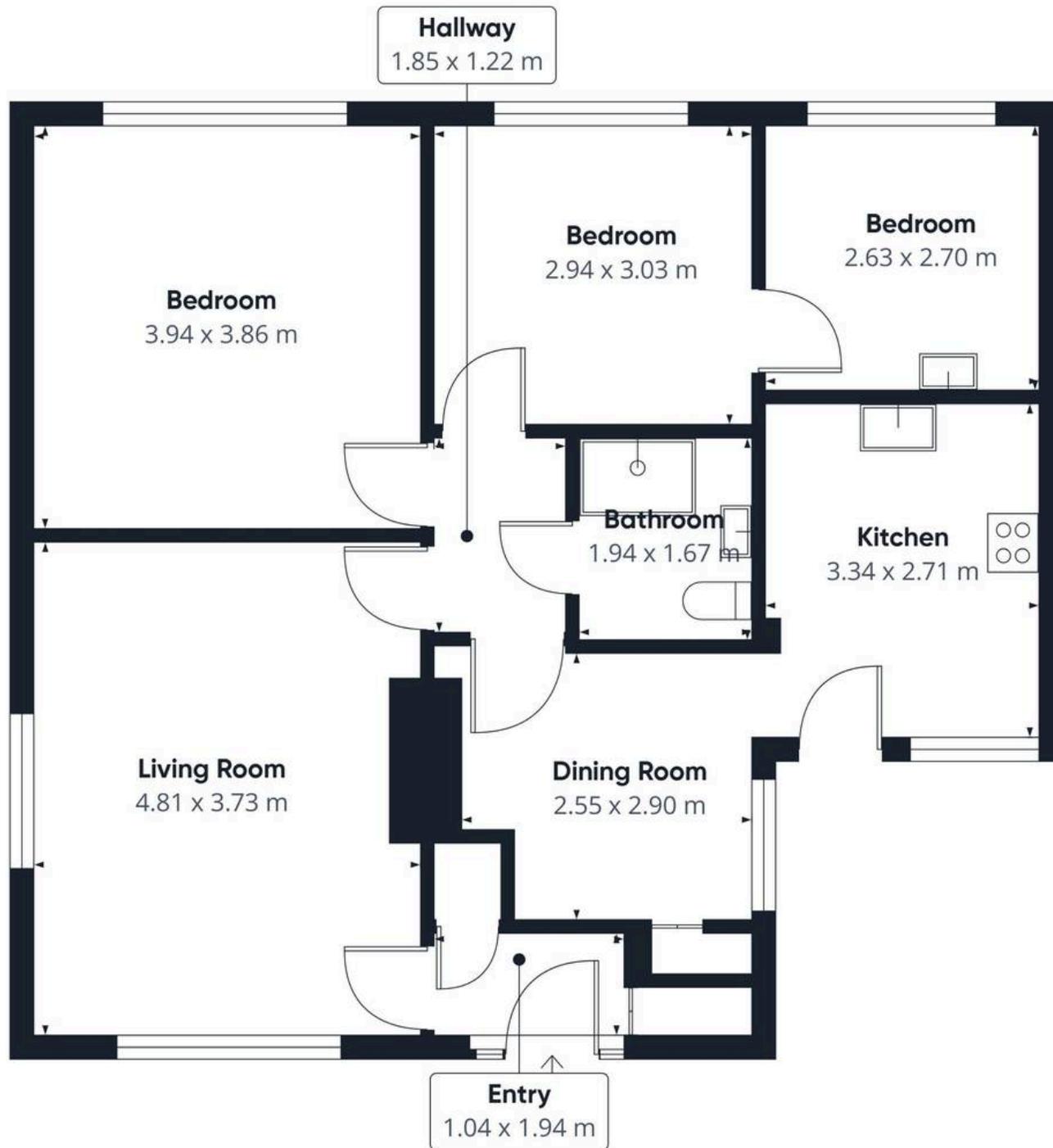
Heating: Mains gas

Listed: No

Conservation Area: No

Tenure: Freehold





Approximate total area⁽¹⁾
75.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.