



9 Southfield Drive, Crediton, EX17 2ET

Guide Price **£400,000**

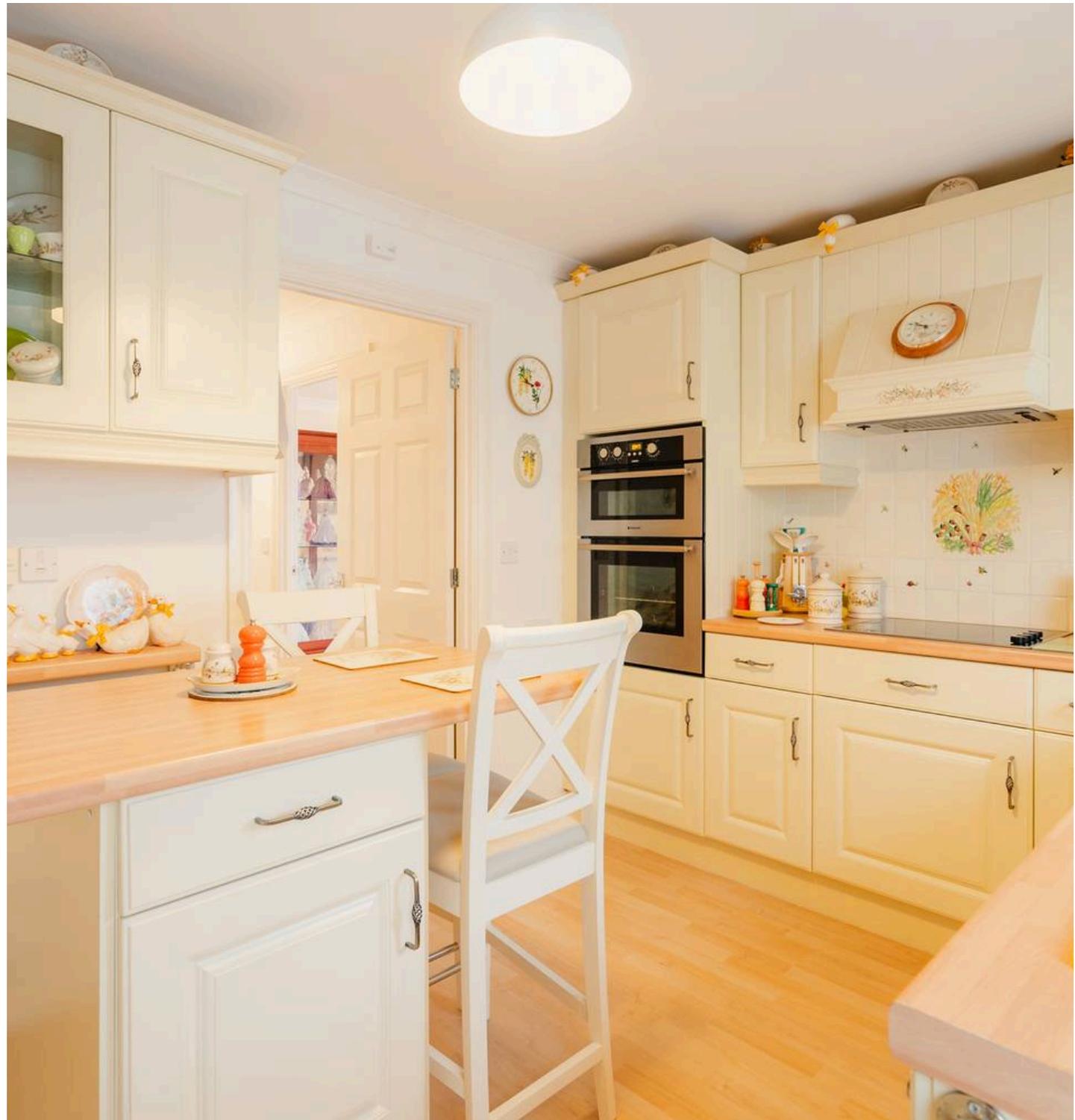
9 Southfield Drive

Crediton

- Detached bungalow
- Well maintained and presented
- Light and spacious
- 3 Bedrooms with an ensuite to the master
- Prestigious estate
- Garage & parking
- Sunroom
- Easy to maintain garden
- No onward chain

Southfield Drive is a prestigious development on the edge of the market town of Crediton, this bungalow sits at the northern end, quietly tucked away in a lovely spot. The bungalow has been lovingly decorated and maintained over the years and it is in great condition, the easy to maintain garden, parking and garage make this a great option for any buyer. The property is being sold with no onward chain.

The south facing lounge/diner has a large deep bay window giving plenty of light into this spacious room that could be used as one lounge or separately as a lounge/diner. There is a marble fireplace with feature fire. The kitchen has cream units with double eye level oven and 4 ring ceramic hob. There is space for a washing machine and fridge and a central island has a breakfast bar seating arrangement. A door leads from the kitchen to the side of the property.





The master bedroom to the rear has a large array of fitted wardrobes and an ensuite shower room with shower, WC and sink. There's a single bedroom and a further double to the rear currently utilised as a dining room. The family bathroom has a bath with shower attachment, WC and sink. The sun room to the rear has a solid roof and a door to the garden, it's a great place to relax and enjoy the aspect over the garden. There is uPVC double glazing throughout and gas central heating.

Outside to the front is parking for two vehicles and a garage with electric door, power and light. There are steps up to the front door and a side path to the rear (there is access to the rear from both sides). The easy to maintain garden at the back has a lovely paved patio area and a raised level with shrubs and flowers. There are two sheds and space for bin and recycling storage.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2025/26 - £2,616.00



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

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold

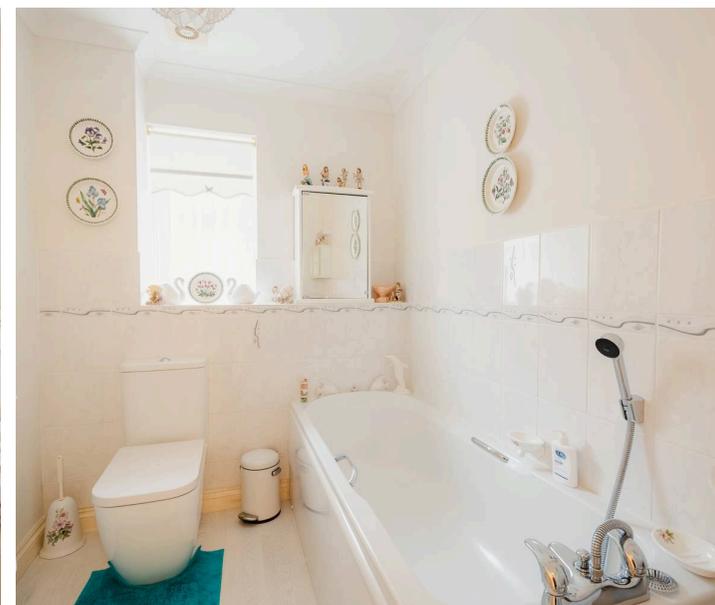
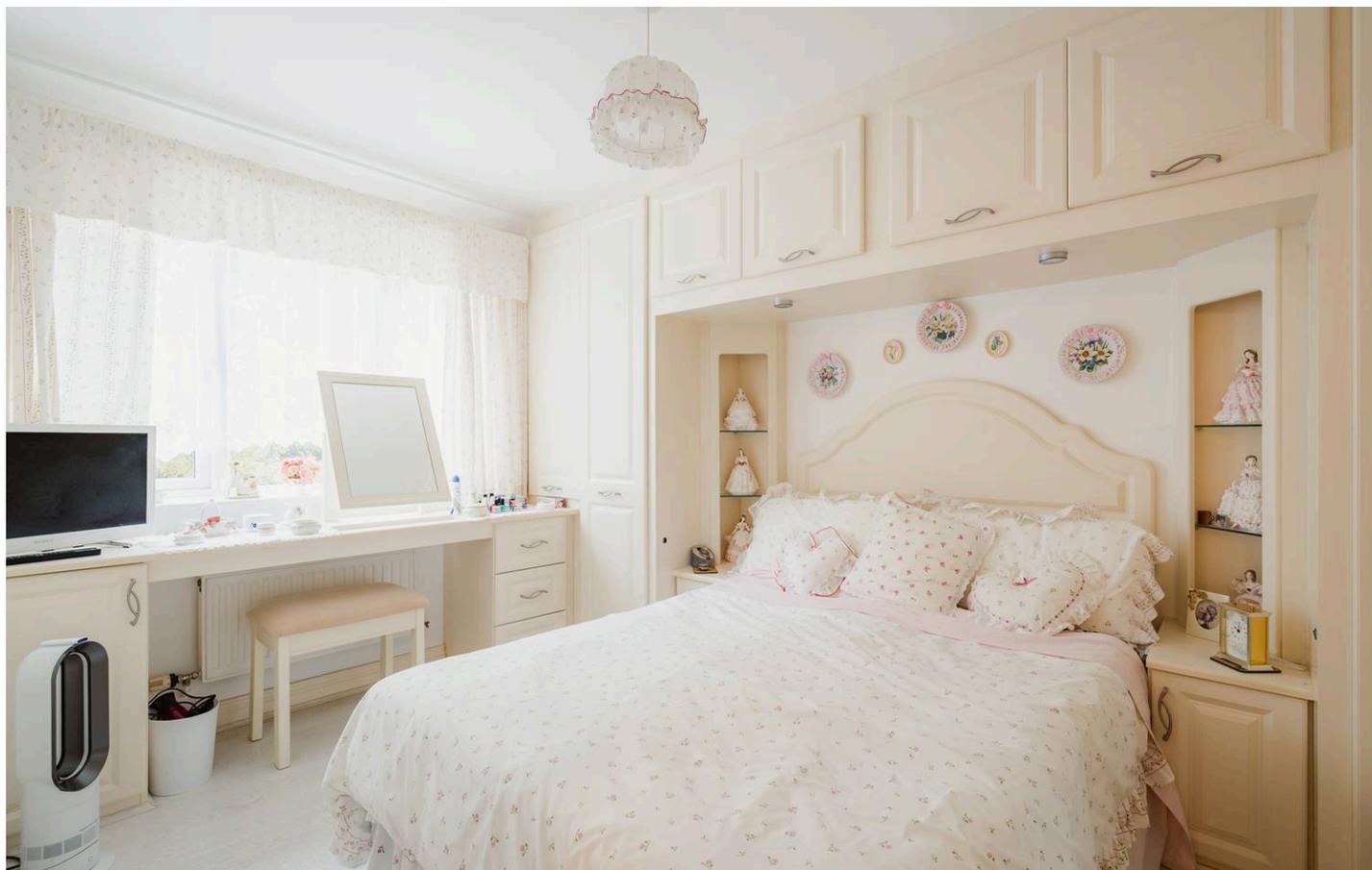
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

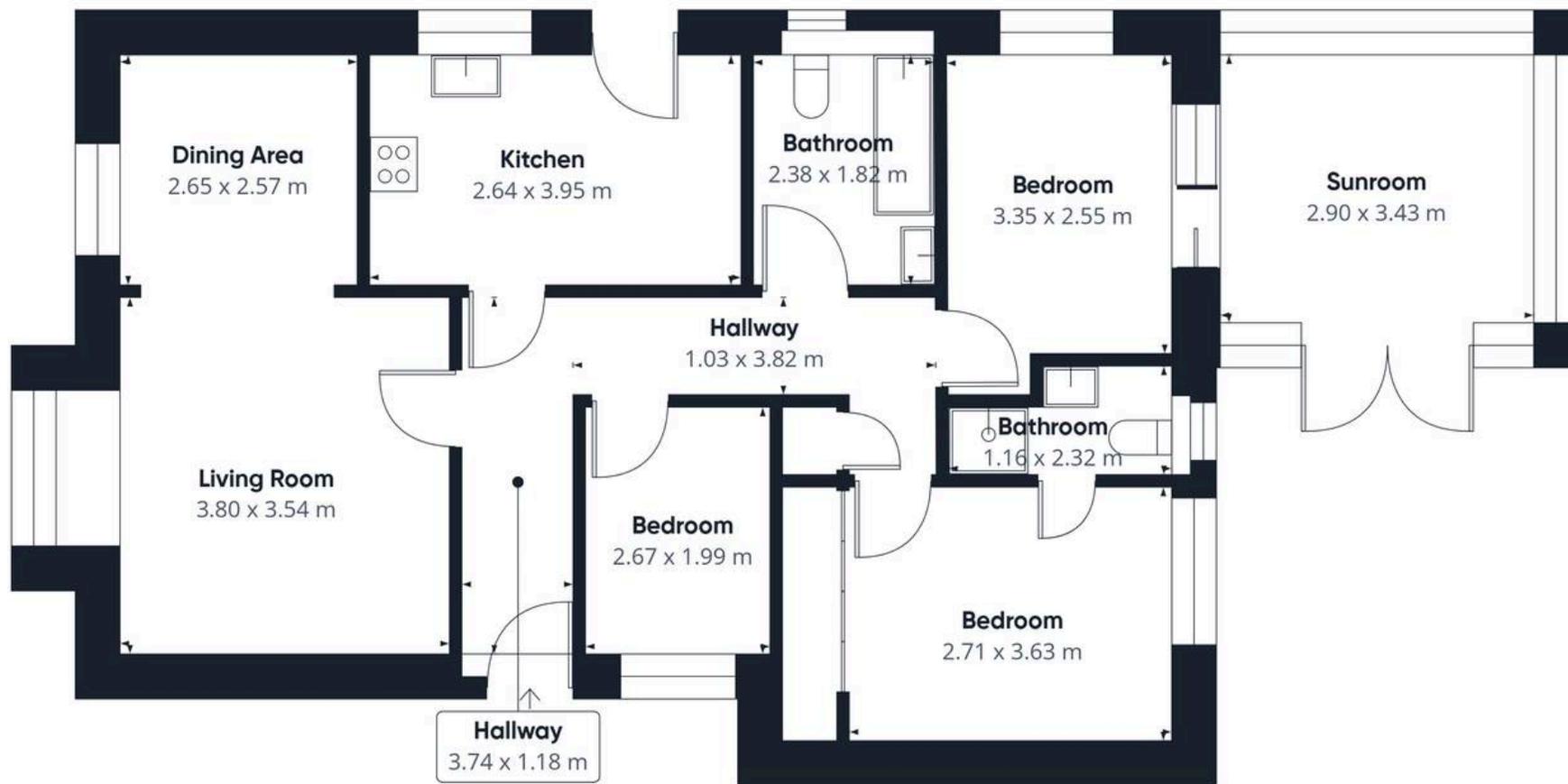
CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopic in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

DIRECTIONS : From Crediton High Street, take Searle Street and then left onto Peoples Park Road, follow around onto Alexandra Road and then take a right turn onto Southfield Drive. Follow the road to the top and number 9 can be found on the top left corner marked with a Helmores board.

For Sat Nav: EX17 2ET

What3Words: ///sidlined.intervene.plots





Approximate total area⁽¹⁾
86.9 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.

GIRAFFE 360



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.