



93 Tarka Way, Crediton, EX17 3FF

Fixed Price **£98,000**

93 Tarka Way

Crediton

- Shared ownership
- 2 Double bedrooms
- Kitchen/Diner
- Enclosed garden
- 2 Parking spaces
- Close to shops & train station
- Well presented accommodation

If you're looking for a shared ownership home then you'll know that they don't come up too often. This is a 2 bedroom mid-terraced home on a development on the edge of Crediton. The house has a kitchen/diner with a spacious lounge opening up to the garden and a downstairs WC. There's 2 double bedrooms which share the bathroom on the first floor. It's a modern house with efficient gas central heating and double glazing. At the rear is a good sized garden with a shed, it's laid to lawn with rear access plus there's two off-road parking spaces.

It's important to note that the price reflects a 40% share in ownership, offering an excellent opportunity for buyers looking to take their first steps on the property ladder.

The property is a part own/part rent house with Live West. The sale price is for 40% of the full value (£245,000) a higher percentage is available and rent will be payable on the other part. The current information regarding the rent aspect is:





A monthly payment is made to cover rent (£308.93), a service charge (£14.26 per month) and building insurance (£14.19) per month and the rent is reviewed annually. Please note these amounts are subject to change during the purchase process.

Leasehold information: 125 Years from and including 1st October 2020

The application process is on a first come, first served basis and the property will need to be viewed before application so please ensure you're applying correctly from the start and a reservation fee of £500.00 will be payable.

Don't miss out on the chance to own this modern and well-appointed home in a desirable location. Book your viewing today and make 93 Tarka Way your new home. Contact Helmores office for more links and information on the application process.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2025/26 - £2034.67

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: Leasehold

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.

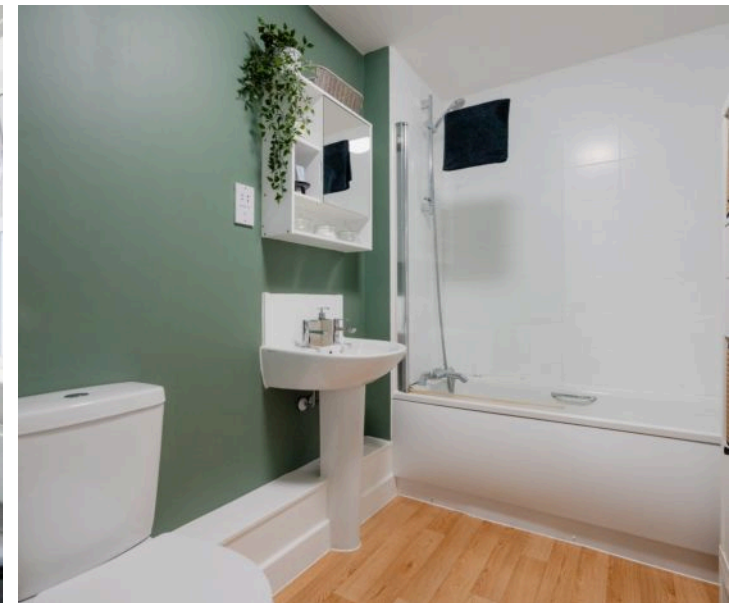
CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities 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 Bishopric 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 the A377 in an Easterly direction. At the roundabout with Tesco to your right, take a left turn onto Wellparks Hill then a left turn into Tarka Way. Take the first Left onto Molyneaux Drive and at the bottom number 93 Tarka Way can be found on your right.

For Sat Nav: EX17 3FF

What3Words: ///noted.dragging.hazelnuts





Floor 0



Floor 1

Approximate total area⁽¹⁾
68.8 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.

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.