



## 28 Tower Gardens, Crediton, EX17 2BQ

Guide Price £225,000

## 28 Tower Gardens

### Crediton

- Mid terraced 3 bedroom house
- Elevated town location with views
- Solar panels and electric heating
- Gardens front and rear
- Open plan layout
- First floor bathroom
- Garage in nearby block
- No chain

Tower Gardens is an elevated development in the town with far reaching views over the rooftops to the glorious countryside surrounding the town. Built in the 1970's, it's a collection of houses, bungalows and flats around a central green. Within walking distance of Crediton's thriving town centre, it's a quiet location suitable for a range of buyers.

This house is a mid terraced house offering a good amount of space for the price. There's solar PV's and modern electric heating to reduce energy costs, plus uPVC double glazing throughout. The living room opens into a dining area with doors to the rear garden and onto the u-shaped kitchen. On the first floor are the three bedrooms (two doubles and a single) and the family bathroom.

Outside are front and rear gardens with a single garage in a nearby block and on street parking is readily available.





#### 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](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

##### Virtual Staging:

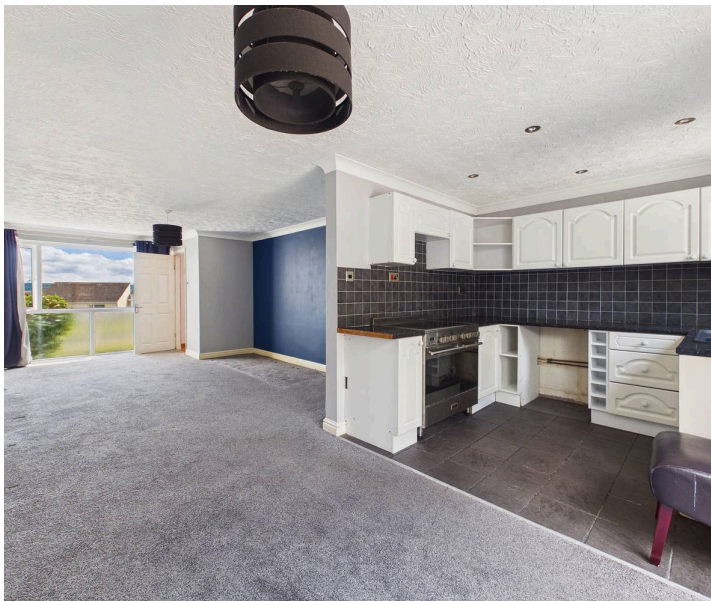
Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

##### Estate Management Charge

This property is subject to a management charge of approx. £20 per month, which contributes towards the maintenance and upkeep of communal areas and shared spaces. Such charges are common on modern housing developments.

##### 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 B – Mid Devon

Approx Age: 1970's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Electric (with solar)

Listed: No

Conservation Area: No

Tenure: Freehold but there is a management fee of approx. £20 per month for maintenance of communal areas

**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.

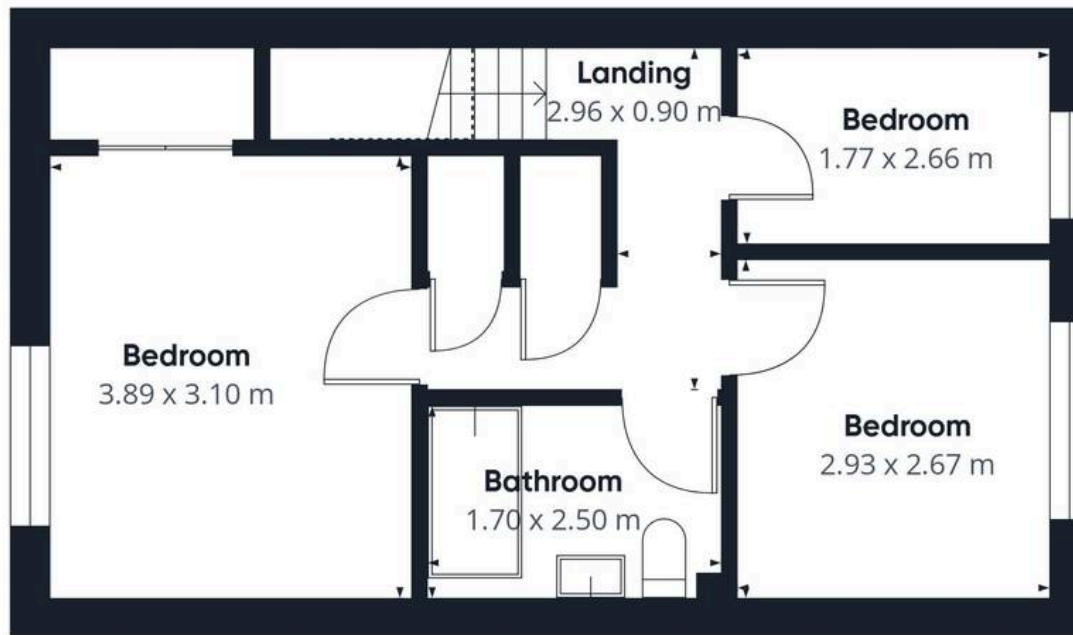
**DIRECTIONS** : For sat-nav use EX17 2BQ and the What3Words address is [///epidemics.cycles.conspired](https://www.what3words.com/epidemics.cycles.conspired) but if you want the traditional directions, please read on.





Floor 0

Approximate total area<sup>(1)</sup>  
79.4 m<sup>2</sup>



Floor 1

(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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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.