9 Hedgerow Close, Crediton, EX17 1DB

Guide Price **£275,000**

9 Hedgerow Close

Crediton

- Popular Willow Walk location on eastern edge of town
- No onward chain
- Three bedroom semi-detached family home
- Open plan kitchen/dining room
- Conservatory overlooking the garden
- South facing rear garden
- Garage and driveway parking
- uPVC double glazing and mains gas central heating
- Countryside walks, schools and amenities nearby
- Quiet cul-de-sac position

Set on the eastern edge of Crediton, the Willow Walk area has long been a popular choice for families. With countryside walks just seconds away, along with easy access to schools, supermarkets and the leisure centre, it's a location that works particularly well for day to day life.

Hedgerow Close itself is a small cul-de-sac with very little passing traffic, giving it a safe and friendly feel. The houses here are set back from the road behind front gardens, with good sized rear gardens and parking and garages to the side.

This particular property is offered to the market with no onward chain and provides well balanced family accommodation in a position that remains consistently popular with buyers.

Inside, the layout has evolved from the original design to better suit modern living. The living room sits to the front of the house, while across the rear the former kitchen and dining room have been opened up to create a spacious kitchen/dining room, making it a far more sociable and practical space for everyday life. Leading directly from the dining area is a conservatory which provides additional reception space and enjoys views across the rear garden, creating a natural link between the house and outside space.

Upstairs are two double bedrooms along with a single bedroom, all served by the family bathroom.

The property benefits from uPVC double glazing and mains gas central heating.

Outside, the south facing rear garden is a real feature. A generous decked seating area provides the perfect place for entertaining or simply enjoying the sunshine, while beyond, the garden becomes a riot of colour through the spring and summer months thanks to the abundance of established planting and borders. The result is a garden that feels both private and vibrant, while still remaining manageable.

To the side is a driveway providing off-road parking and leading to the garage.

Overall, this is a well positioned family home in a sought-after location, offering a wonderful garden, practical living space and the advantage of no onward chain.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon

Utilities: Electric, gas, water, phone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold

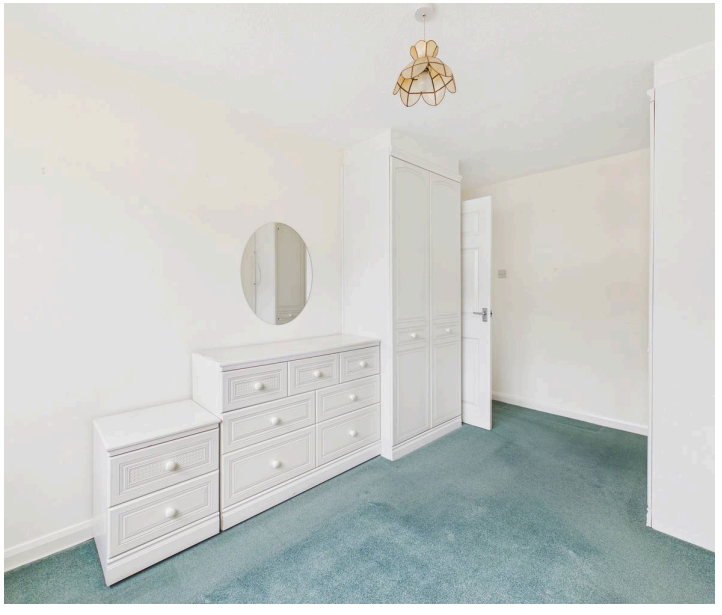
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

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 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.



Chain Status / Vacant Property:
We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

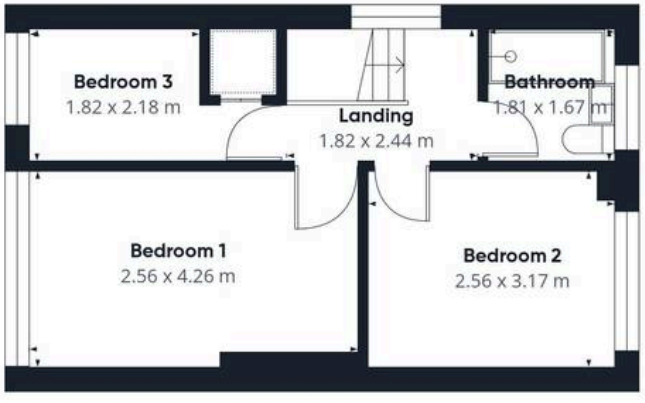
Executor's / Probate Sale:
The property is being sold on behalf of an estate following a bereavement. The seller has limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.

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 1DB or the what3words is ///committed.recur.upholds

Leaving Crediton on Exhibition Road towards Tiverton on the A3072, pass the rugby club on your left and take the next right (after the allotments) into Bramble Lane and then second right into Hedgerow Close where the property will be found on your left.

Floor 0



Floor 1

HELMORES

Approximate total area[1]

85.5 m²

Balconies and terraces

25.7 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

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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.