



1 Joseph Locke Way, Crediton, EX17 3FD

Offers Over **£250,000**

1 Joseph Locke Way

Crediton

- End terrace modern property
- 3 Bedrooms
- Easy to maintain rear garden with shed
- Allocated parking space
- Open plan kitchen/diner
- Spacious south facing lounge
- Very short level walk to train, bus, doctors and shops
- Edge of town location
- Smart & well maintained accommodation

If you're looking for a home that makes everyday life that little bit easier, this well-kept three-bedroom property is hard to beat. With the train station, bus stops, Tesco and the doctor's surgery all within a short level walk, it's perfectly placed for commuters, young families and anyone who enjoys having everything close at hand.

The kitchen is a generous, sociable space with room for a dining table, making it a natural hub of the home. White shaker-style units are paired with granite-effect worktops and a composite sink, while integrated appliances include a fridge-freezer, dishwasher and eye-level oven alongside a five-ring gas hob. A flexible hot water tap adds another practical touch.

The lounge is bright and welcoming thanks to its south-facing aspect, with durable laminate tile flooring that continues the home's practical feel.





The entrance hall has been designed with everyday living in mind, offering an enlarged cloakroom area for coats and shoes, together with a useful understairs cupboard for additional storage. A glazed rear door brings plenty of natural light into the hallway.

Upstairs are three bedrooms, including two comfortable doubles and a single room that would also work well as a nursery or home office. The family bathroom serves all three bedrooms, while the wider staircase and landing give the house a more spacious feel than many modern homes.

Outside, the enclosed rear garden has been designed to be easy to maintain, with paved seating areas, gravel, planted borders and a useful garden shed. There are no public rights of way across the garden, providing a private space to relax or entertain.

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

An allocated parking space is assigned to the property, with additional on-street parking available nearby.

Positioned on the Exeter side of town, this home is ideal for those who commute, with train and bus services just moments away providing connections to Exeter, Barnstaple and Okehampton. Everyday essentials are equally convenient, with Tesco, the doctor's surgery and local shops all within easy walking distance.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2026/27 - £2438.28

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



Broadband within this postcode: Ultrafast 10,000Mbps

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.

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.

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.

DIRECTIONS : From Crediton High Street, take the A377 in an Easterly direction. At the large Tesco roundabout take a right turn and then a left at the next roundabout. Continue around and the property will be found along to the right.
For Sat Nav: EX17 3FD

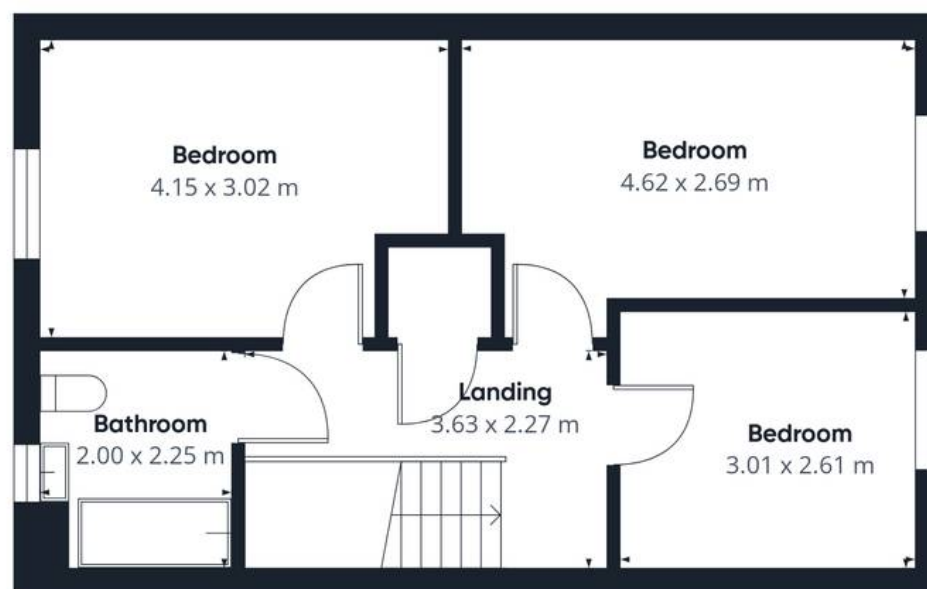
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Floor 0

Approximate total area⁽¹⁾
89.5 m²



Floor 1

(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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