



**14 Glen Creedy Court, Crediton, EX17 1GD**

Guide Price **£365,000**

# 14 Glen Creedy Court

## Crediton

- Modern detached family home built in 2021/22 by a respected local developer
- Four bedrooms with two ensuite shower rooms
- Tucked-away yet central town setting within easy reach of schools, supermarkets, transport links and leisure facilities
- Spacious kitchen/dining room to rear opening directly onto the garden for seamless indoor-outdoor living
- Well-proportioned living room and welcoming entrance hall ideal for everyday family life and entertaining
- Energy-efficient design with air source heat pump and underfloor heating throughout
- Well maintained since new with remainder of 10-year NHBC warranty for added peace of mind
- Level and enclosed rear garden providing practical and secure outdoor space
- Versatile garden room perfect as a home office, hobby space or summer entertaining hub
- Driveway parking for several vehicles and single garage

Tucked away within the town yet conveniently close to schools, supermarkets, public transport and the leisure centre, this modern detached home forms part of a small development of just five similar properties. Built in 2021/22 by RM Peters Limited, a well regarded local builder, it offers contemporary design and energy efficient living in a discreet and accessible setting.





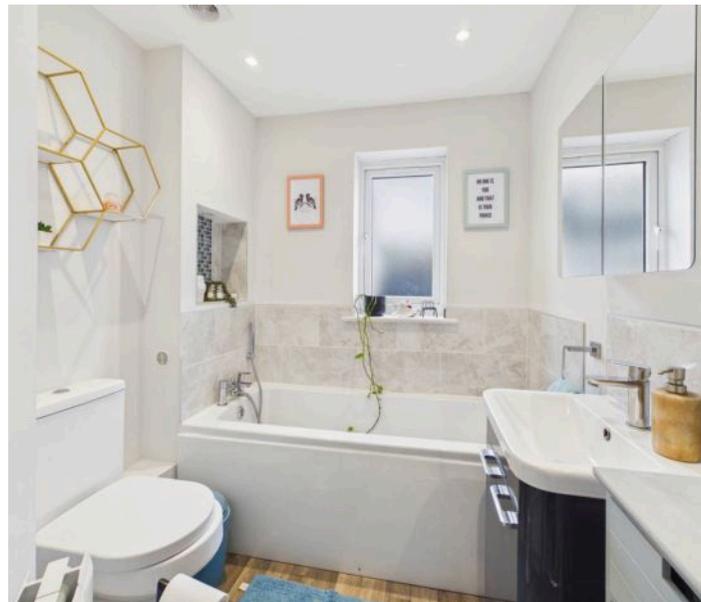
The accommodation is arranged over three floors and has been carefully maintained by the current owners since new. The ground floor includes a welcoming entrance hall, a well proportioned living room and a kitchen/dining room positioned to the rear, opening directly onto the garden and creating an easy connection between inside and out. A ground floor WC completes the layout.

On the first floor are three bedrooms, one with its own en suite shower room, along with a family bathroom. The top floor is arranged as the principal suite, providing a generous double bedroom with a second en suite and a degree of separation from the rest of the house.

The property benefits from an air source heat pump and underfloor heating, providing efficient and modern heating throughout, along with the remainder of the 10 year NHBC structural warranty for added reassurance.

Outside, there is driveway parking for several vehicles and a single garage. The rear garden is level and enclosed, offering usable space for everyday family life. Positioned within the garden is a flexible garden room, which works equally well as a hobby space, home office or an informal social hub for summer gatherings.

Overall, this is a well kept and thoughtfully designed modern home in a tucked away yet central location, combining energy efficiency, practical layout and adaptable space both inside and out.



**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.

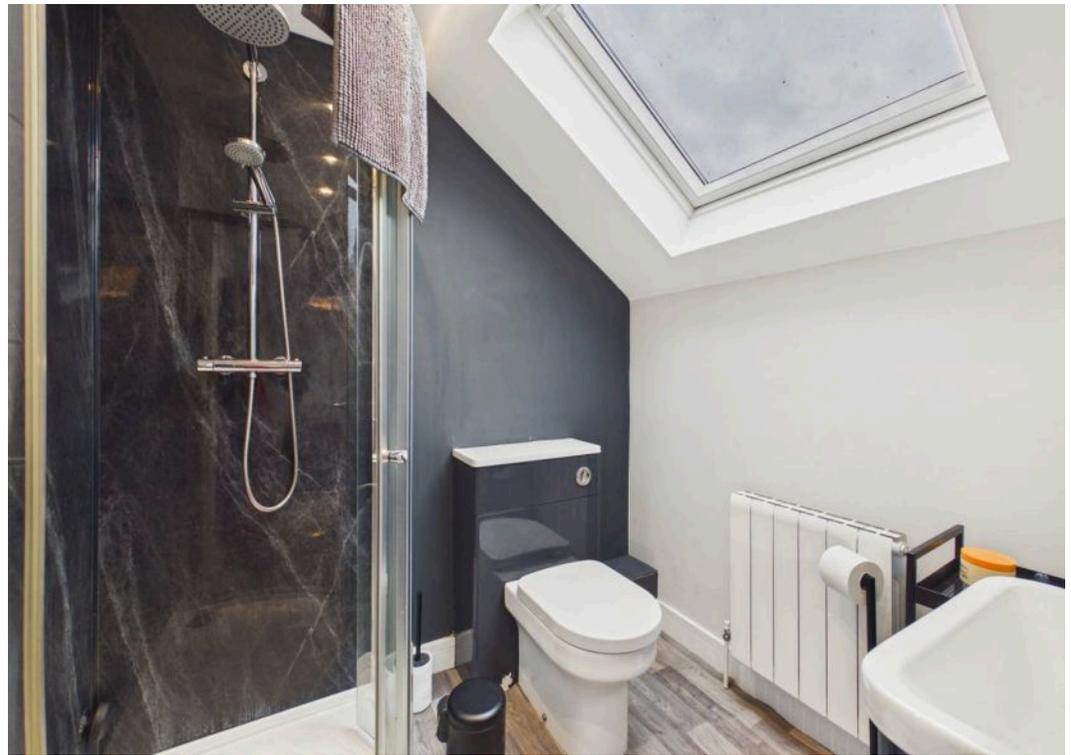
**Heating Type (Non-Mains):**

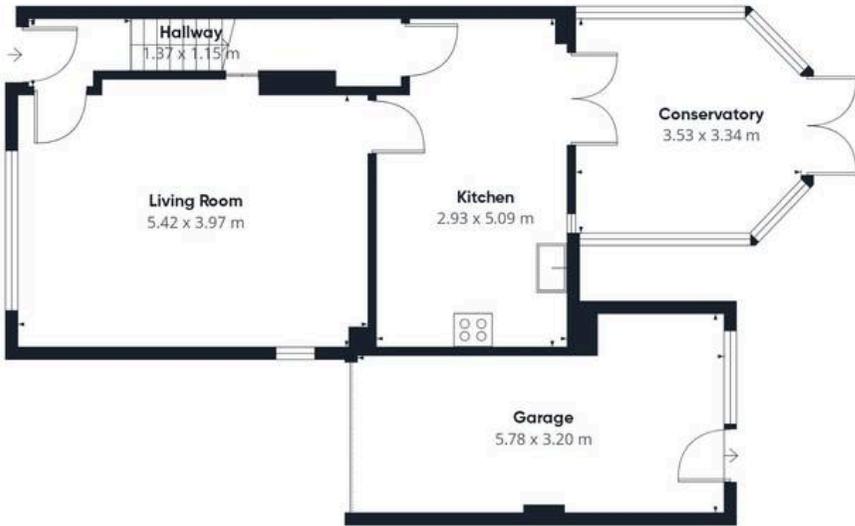
We're informed by the seller that the property is heated via air-source heat pump. Buyers should confirm servicing arrangements and running costs.

**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.







Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
132.2 m<sup>2</sup>  
Reduced headroom  
3.5 m<sup>2</sup>

(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



Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 2021

Construction Notes: Timber framed and block

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Airsource heat pump and underfloor heating

Listed: No

Conservation Area: No

Tenure: Freehold with a contribution to upkeep of the communal areas via a management committee made up of the owners.



**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.



## 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.