



**9 Prince Of Wales Road, Crediton, EX17 2AG**

Guide Price **£375,000**



# 9 Prince Of Wales Road

## Crediton

- Detached chalet bungalow in town cul-de-sac
- Flexible two, three or four-bedroom accommodation
- Two bathrooms
- Elevated position with town views
- Walk into the town centre via Deep Lane
- Modern kitchen and bathrooms
- Garage plus two useful workshops/stores
- Front and rear gardens
- Move straight in
- Excellent potential for the future

Finding a home that can adapt as your needs change is becoming increasingly important, and 9 Prince of Wales Road does exactly that.

Whether you're upsizing, downsizing or simply looking for a property with flexibility built in, this detached chalet bungalow offers an adaptable layout that can work for a wide variety of buyers. With the option of two, three or even four bedrooms, together with two bathrooms, it's a home that can evolve with you over the years.

Tucked away in a quiet cul-de-sac, the property enjoys an elevated position with lovely views across Crediton. Better still, Deep Lane provides a convenient shortcut into the town centre, making it easy to leave the car at home when heading to the shops, cafés or local amenities.







The house has been well maintained and offers the reassurance of modern conveniences throughout. The kitchen and bathrooms have already been updated, whilst uPVC double glazing and gas central heating mean there's little to do other than move in and gradually make it your own.

The accommodation is both generous and versatile. Depending on your requirements, the ground floor could provide additional reception space, a home office or extra bedroom, whilst the first floor offers further bedrooms and bathroom facilities, making the layout equally suitable for families, visiting guests or those wanting single-level living with extra space when needed.

Outside, the property continues to impress. The front and rear gardens provide attractive outdoor spaces to enjoy throughout the seasons, whilst the garage is complemented by two substantial stores/workshops that offer excellent storage or hobby space. They also provide exciting potential for future conversion or alternative uses, subject to any necessary permissions.

Homes offering this level of flexibility, in such a convenient and sought-after location, are always in demand. Comfortable enough to move straight into, yet still offering scope to personalise over time, this is a property that could suit buyers at every stage of life.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon

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

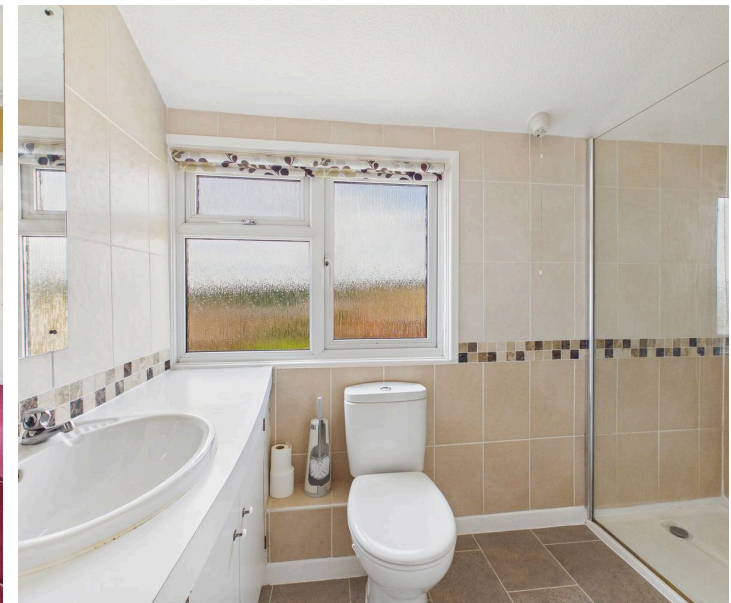
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

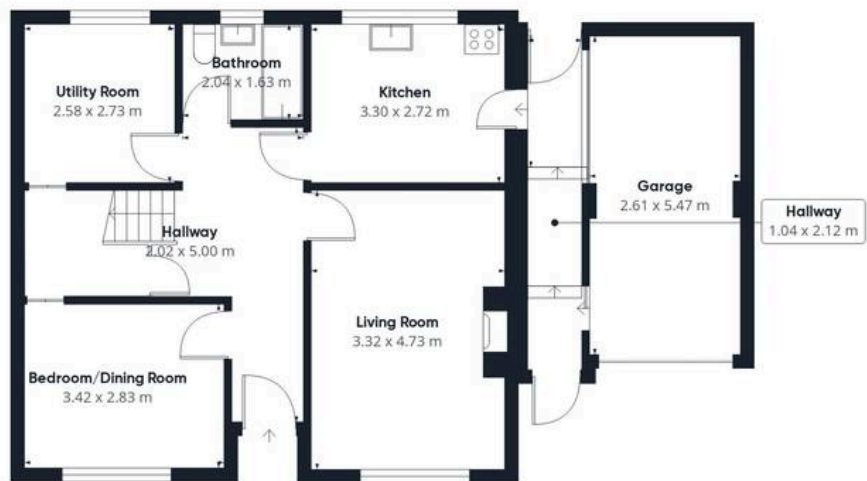
**Broadband & Mobile Coverage:**

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

**Digital Photo Enhancement/Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, 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.

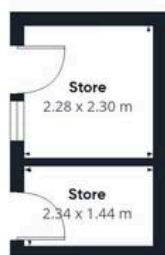




Floor 0 Building 1



Floor 2 Building 1



Floor 0 Building 2



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

(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





### **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 may have 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 :** Use EX17 2AG or the what3words is [///leaned.grins.resembles](https://www.what3words.com/leaned.grins.resembles)

From the town, head up Jockey Hill and take the left turn into Prince of Wales Road and bear right at the T-junction. The property will be found on the right a few doors up.







# 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.