



39 Molyneux Drive, Crediton, EX17 3FH

Guide Price **£270,000**

39 Molyneux Drive

Crediton

- Modern semi-detached home on popular Tarka View development
- No through road position with countryside views
- Built in 2020 with remainder of structural warranty
- Three bedrooms and family bathroom
- Stylish kitchen/dining room
- Bright living room overlooking the garden
- Ground floor WC
- Two off-road parking spaces to the side
- Enclosed rear garden with lawn and patio
- Rarely available three bedroom design on this development

Situated off the main thoroughfare on the popular Tarka View development, this modern semi-detached home combines practical family living with lovely far reaching countryside views.

Built in 2020 by Devonshire Homes, the property still benefits from the remainder of its structural warranty and offers well-presented accommodation ready for a new owner to move straight into.

The location works particularly well for buyers needing access to Exeter, with excellent road, bus and rail links all close by, while being on the edge of Crediton means countryside walks are also easily accessible straight from the doorstep.





Properties like this are also relatively rare on the development. It sits nicely between the smaller two bedroom semis and the larger detached three bedroom homes, giving buyers the advantage of a genuine three bedroom layout at a more accessible price point, something that rarely becomes available here.

Inside, the house has a bright and modern feel throughout. The kitchen/dining room is particularly impressive, well fitted with contemporary units and designed as a sociable everyday living space with room for dining and entertaining.

To the rear, the living room overlooks the garden and enjoys plenty of natural light, while a useful downstairs WC completes the ground floor.

Upstairs are three bedrooms along with the family bathroom, all presented in good condition throughout.

Outside, the rear garden is enclosed and designed to be both practical and easy to enjoy, combining paved seating areas with lawn.

To the side of the property are two off-road parking spaces.

Overall, this is a really well positioned modern home offering a balance of convenience, views and low maintenance living in one of Crediton's most popular newer developments.

Please see the floorplan for room sizes.

Current Council Tax: Band C - 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:

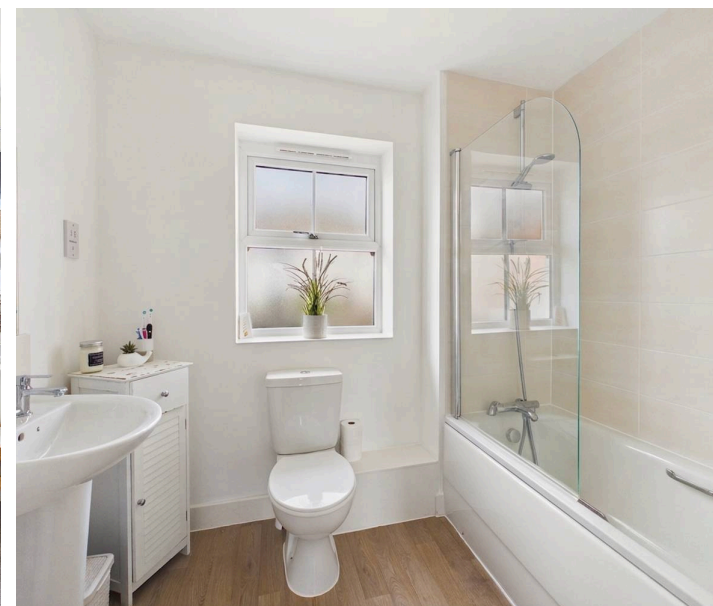
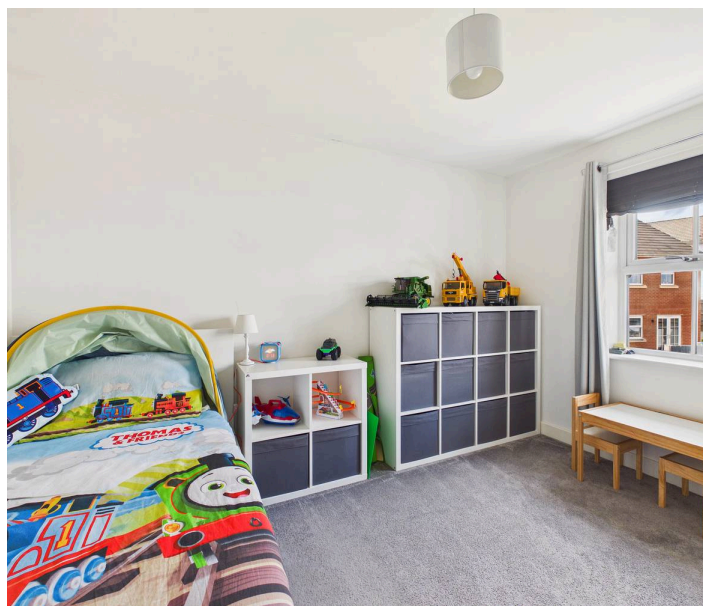
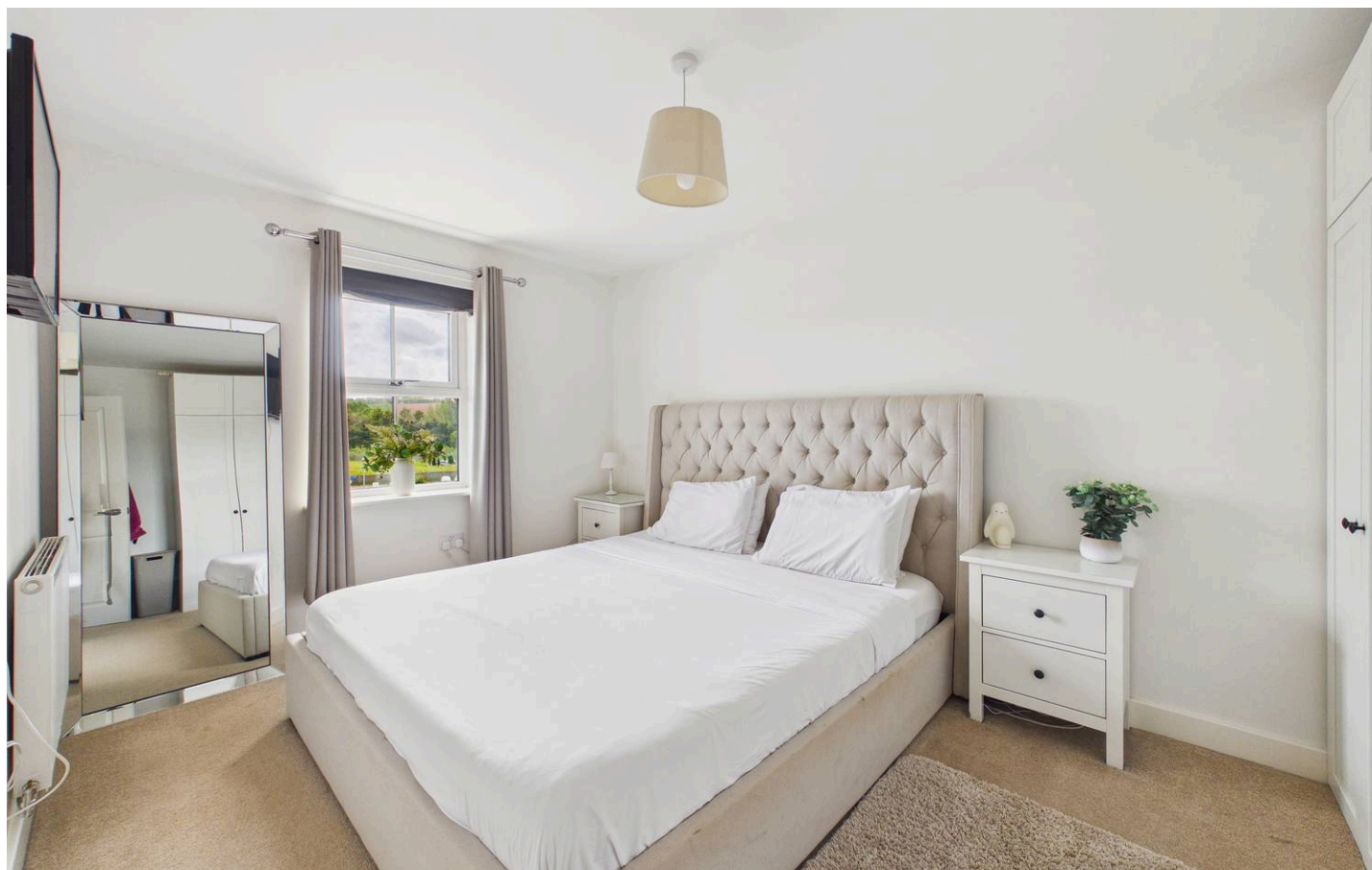
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

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 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

Approximate total area⁽¹⁾
78.6 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.



Estate Management Charge

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

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 3FH or the What3words is
///paid.limitless.motion

From the "Tesco" roundabout, head up Wellparks Hill and take the first left into Tarka Way then the first left again into Molyneux Drive and bear left at the bottom into the cul-de-sac where the property will be found on the left.



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.