

# 29 Westernlea, Crediton, EX17 3JQ

Offers Over **£350,000**

# 29 Westernlea

Crediton

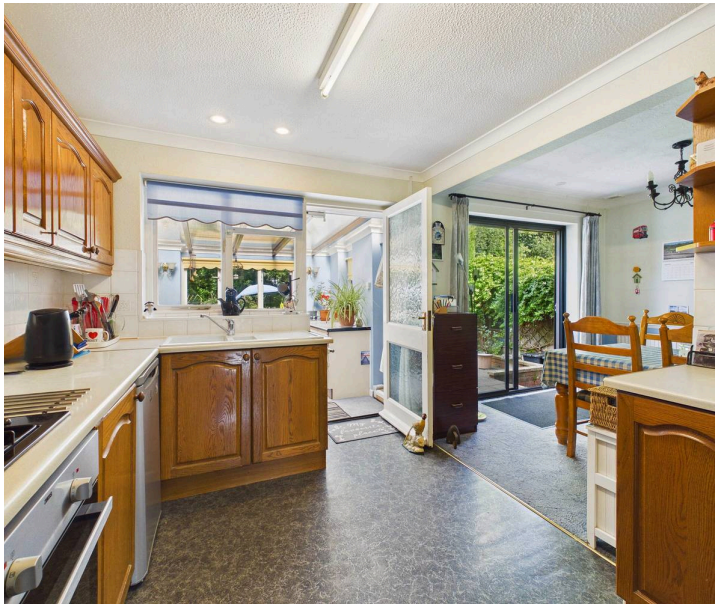
- Spacious bungalow
- Large level plot
- 3 Bedrooms
- Ensuite to master bedroom
- Parking & garage
- Garden to the front & rear
- Greenhouse & 16' Garden shed/workshop
- Short walk to public transport
- Access to garden on both sides of the property
- No onward chain

This three-bedroom detached bungalow occupies a particularly practical level plot, with gardens and access running to both sides of the property, front and rear lawns, generous parking and a useful collection of outbuildings. Located in a popular part of Crediton, it is also within a short walk of a regular bus service into the town and onward to Exeter, making this a convenient home for those looking for single-level living without giving up accessibility.

The entrance hall leads into a comfortable lounge with a gas fire and deep-set front window. The kitchen has solid wood units, an under-counter oven and four-ring gas hob, opening into a separate dining room with patio doors onto the rear garden.









A useful utility/sunroom provides space for the washing machine and tumble dryer, as well as direct access outside.

There are three bedrooms, comprising two front-facing rooms, including a double with mirror-fronted fitted wardrobes, together with a generous master bedroom with fitted cupboards and its own access to the side garden, giving potential income from creating an annexe. The master is served by an ensuite bathroom with bath and WC, while a second family bathroom has a bath with shower over, WC and wash basin. Both bathrooms have floor-to-ceiling tiling.

The level gardens are a real practical advantage, with lawned areas to the front and rear, a rear patio and access from both sides of the bungalow. There is off-road parking for around three vehicles, a garage, greenhouse and substantial 16-foot garden shed, providing plenty of useful storage and hobby space plus an addition small shed. A stream runs along the far boundary with an additional bank behind adding a pleasant feature to the garden.

The property has gas central heating and uPVC double glazing and is offered with no onward chain. The accommodation is well maintained and functional, while the straightforward layout provides scope for a buyer to make it their own. The master bedroom and adjoining bathroom also offer useful flexibility for those considering multi-generational living or a degree of separation within the home.

With its genuinely level plot, generous outside space, parking and flexible bungalow layout, this home provides a very rare opportunity for its new buyer

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2026/27 - £2743.07

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

Broadband within this postcode: Ultrafast 10000Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

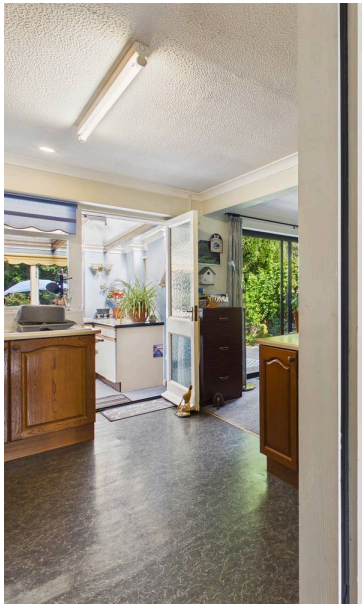
Construction: Standard

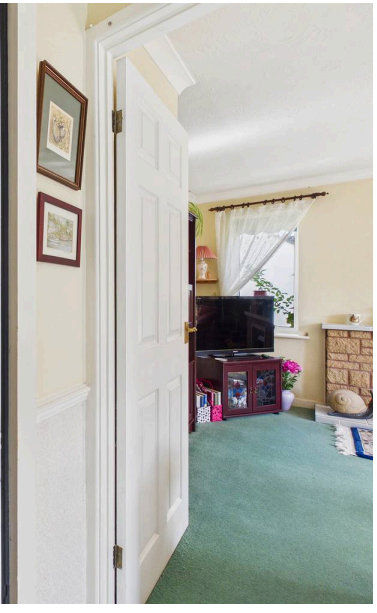
Listed: No

Conservation Area: No

Tenure: Freehold










**Floor 0** Building 1

HELMORES

**Approximate total area**(1)

85.3 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



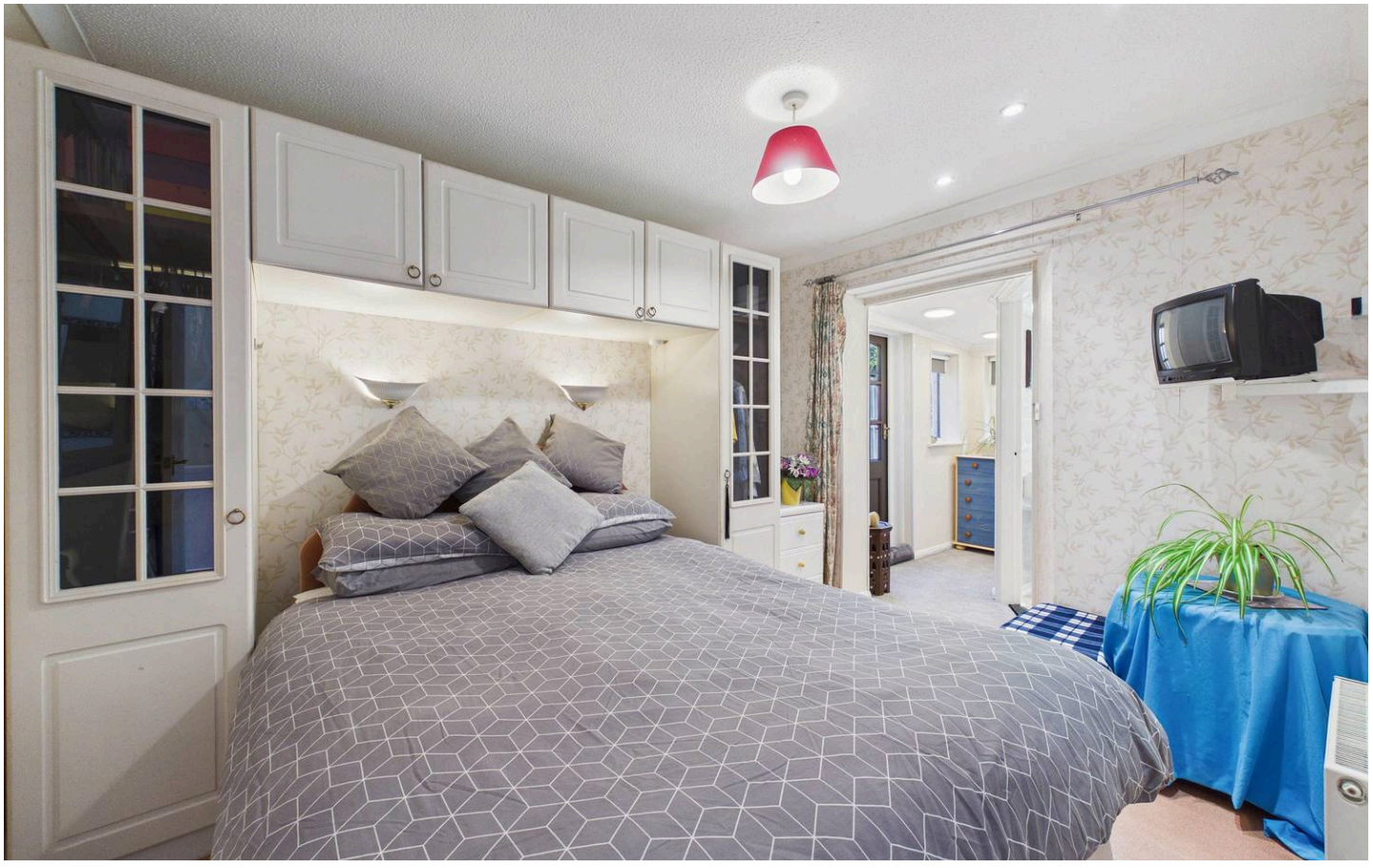




Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

**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.

**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.







**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

From Crediton High Street, take the A377 in a Westerly direction and at St Lawrence Green take a left turn after the traffic lights. Continue down and then take a right turn onto Westernlea. Continue along and number 29 can be found to the right marked with a Helmores board.

For Sat Nav: EX17 3JQ

What3Words: ///voices.mailings.nurses



# Helmores

**Helmores, 111-112 High Street - EX17 3LF**

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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.