

*** ONLINE VERSION *** | Glen Creedy Court, CREDITON

£179,950



DHC4616

Terraced

3 Bedrooms

Beautifully presented, nearly new 3 bedroomed town property with parking and level garden. This property was built in 2007, has the remainder of its NHBC guarantee and has been continually improved by the current owners. Must be seen!

INNER HALLWAY, CLOAKROOM, LOUNGE, DINING AREA, KITCHEN, 3 BEDROOMS, BATHROOM, GARDEN & PARKING, UPVC DOUBLE GLAZING & GAS CENTRAL HEATING

DESCRIPTION This property is pleasantly located in a quiet backwater location approached via Hawkins Way, having off street parking, and a garden to the rear. It is in a good position for access to the town and amenities. Having been finished in 2007 by local builders, R & M Peters and Co, the property benefits from the remainder of its NHBC guarantee. The house was built to high levels of sound and thermal insulation and benefits from double glazing and mains gas central heating.

The 3 bedroom accommodation is beautifully presented having been well thought out and planned by the current owners. The use of wide board "Oak" laminate flooring to the ground floor and much of the first floor gives a feeling of space and light and leaves nothing for a new owner to do. The kitchen is well designed and continues the oak theme with "Oak" style doors and designer long chrome handles. There is off road and visitors parking and a level and enclosed rear garden is ideal for young families.

CREDITON is an old Mid Devon market town with a wealth of history, being situated just 7.5 miles north-west of the Cathedral City of Exeter with the M5 motorway some 3 miles further on. The town is surrounded by unspoilt farmland in an area of great natural beauty. There is a regular daily bus service to Exeter plus train service to Exeter and Barnstaple and a local town bus which covers most urban areas. The town is most famous for its ancient parish church and for

being the birthplace of St Boniface in 680 AD. It has excellent schooling facilities at both senior and junior levels and a sports and leisure centre incorporating a superb new swimming pool. The town has an excellent selection of shops including a Somerfield supermarket.

DIRECTIONS From Crediton High Street, proceed in an easterly direction, passing the Parish Church on your left and branching off to the left into East Street. Turn left into Mill Street, first right towards Lords Meadow and right again into Hawkins Way. Pass the Post Office on your left and enter Glen Creedy Court, the property will be found on the left hand side.

The accommodation comprises, with approximate measurements:-

GROUND FLOOR

Front door to **INNER HALLWAY** 4' x 3'9" (1.22m x 1.14m) "Oak" laminate flooring, Door to

CLOAKROOM 6'5 x 2'9 (1.96m x 0.84m) Double radiator, hand wash basin, low level w.c. with push button flush, wall tiling, "mosaic" style vinyl flooring.

LOUNGE 15'9 x 14'6 (4.8m x 4.42m) Attractive wide board "Oak" laminate flooring, double radiator, t.v. aerial point, telephone point, smoke alarm, understairs recess. Wide archway to

DINING AREA 9' x 8'2" (2.74m x 2.49m) "Oak" laminate flooring, double radiator, window overlooking rear garden. Doorway to

KITCHEN 9' x 7'2 (2.74m x 2.18m) Ceramic tiled floor. Well fitted with a range of attractive oak effect fronted base units providing cupboard and drawer storage space with matching wall cabinets and long designer chrome handles. Black granite effect rolled edged laminated working surface with inset stainless steel sink (mixer tap), Candy gas hob with extractor over, Candy double electric oven, space for under-counter fridge, space and plumbing for automatic washing machine. Attractive tiled splash backs, wooden semi-glazed back door to rear garden.

FIRST FLOOR

Stairs from living room to **SEMI-GALLERIED LANDING** 7'10 x 6'9 (2.39m x 2.06m) Smoke alarm, access to loft. Carpet to stairs and landing.

BEDROOM 1 13'8 x 8'8 (4.17m x 2.64m) "Oak" laminate flooring, double radiator, t.v. point, telephone point,

BEDROOM 2 9'10 x 8'7 (3m x 2.62m) "Oak" laminate flooring, double radiator, overlooking rear garden.

BEDROOM 3 9'6 x 6'10 (2.9m x 2.08m) (maximum into door recess). "Oak" laminate floor. Over-stairs airing cupboard housing central heating combi boiler providing domestic hot water and heating. Double radiator.

BATHROOM 6'9 x 5'10 (2.06m x 1.78m) Mosaic style vinyl flooring. Panelled bath with stainless steel mixer tap and shower attachment over, glass shower screen, attractive wall tiling, low level w.c. with dual push button flush, pedestal basin, shaver light and socket, extractor fan.

OUTSIDE

The property is set back from the road by a block-paved pathway leading to **PARKING SPACE**

REAR GARDEN (accessed from the kitchen) with overall measurements of approximately 30' x 20' (9.14m x 6.1m) Being laid mainly to lawn, surrounded by timber fencing and rendered wall. Outside light. Paved pathway through the garden leading to rear gate. The gate/pathway gives access to the garden without going through the house.

V6

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





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