

\*\*\* ONLINE VERSION \*\*\* | Walnut Drive, CREDITON

£219,950



DHC5034

Detached

3 Bedrooms

A modern detached residence set in pleasant town-edge cul-de-sac development

ENTRANCE HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, GARDEN, GARAGE, GOOD DECORATIVE ORDER THROUGHOUT, GAS CENTRAL HEATING, uPVC DOUBLE GLAZING

**DESCRIPTION** This attractive modern detached house is superbly situated on the outskirts of Crediton in a pleasant residential cul-de-sac of similar quality properties, set nicely back from the road and enjoying a good deal of seclusion. The town centre is within walking distance of the property, as is the recently Morrisons supermarket and leisure centre with its excellent sporting facilities and swimming pool.

The property offers 3 bedrooled accommodation in good decorative order throughout having the benefit of gas fired central heating and newly fitted uPVC double glazing. In addition, the property has a living room, dining room, kitchen, bathroom and cloakroom. Outside, the property has well maintained gardens to both front and rear plus detached garage and off street parking.

**CONSTRUCTION** The property was built in the early 1990's by Magnus Developments Ltd and is constructed of brick faced cavity walls under an insulated tiled roof.

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 the High Street, turn into Market Street (by NatWest bank) and follow the road going past the Town Square into Parliament Street. Proceed past the Library and continue until arriving at a mini-roundabout. Turn left into Jockey Hill and immediately right into Pounds Hill. Proceed to the top of the hill, around to the right into Beech Park. Take the 2nd turning on the right into Walnut Drive and number 7 will be found down the hill on the left hand side of the cul de sac.

The accommodation comprises with approximate measurements:-

## **GROUND FLOOR**

Tiled roof entrance porch, outside light, hardwood glazed front door to

**STAIRCASE ENTRANCE HALL** 10'10 x 6'8 (3.3m x 2.03m) Telephone point, radiator.

**CLOAKROOM** Low level w.c., wash hand basin with tiled splashbacks, radiator.

Separate entrances to **LIVING ROOM** 13'6 x 11'7 (4.11m x 3.53m) Gas fire with attractive wood surround and mantel with polished marble effect hearth, wall light, radiator, t.v. aerial point, door to

**DINING ROOM** 9'10 x 8'10 (3m x 2.69m) Radiator, sliding patio doors opening out into the rear garden.

**KITCHEN** 12'5 x 9'5 (3.78m x 2.87m) Range of oak fronted base units providing ample cupboard and drawer storage space with matching wall cabinets, laminated work tops with wood trim, inset sink and drainer, wall tiling, space for slot-in cooker, space and plumbing for automatic washing machine, space for fridge / freezer, radiator, understairs storage cupboard, extractor fan, glazed door to outside

## **FIRST FLOOR**

Stairs to first floor **landing area** 8'7 x 6'2 (2.62m x 1.88m) Access to loft space, airing cupboard housing Worcester gas fired central heating boiler (also providing domestic hot water). Separate entrances to

**BEDROOM 1** 12' x 10'8 (3.66m x 3.25m) Built-in wardrobe with sliding mirrored doors.

**BEDROOM 2** 11'1 x 8'9 (3.38m x 2.67m) Built-in wardrobe with sliding mirrored doors, radiator, overlooking rear garden and enjoying views over countryside beyond.

**BEDROOM 3** 8'10 x 7'7 (2.69m x 2.31m) Radiator, built-in cupboard.

**BATHROOM** 7'2 x 5'6 (2.18m x 1.68m) Suite comprising panelled bath plus two handgrips, Mira Excel shower mixer, curtain and rail over bath, low level w.c., pedestal basin with tiled splashbacks, wall mounted heater, radiator.

## **OUTSIDE**

Tarmac driveway in from road leading to **GARAGE** 18'10 x 8'8 (5.74m x 2.64m) with up and over door, 13 amp power, light, eaves storage space. Side pedestrian door.

**FRONT GARDEN** Laid mainly to lawn, setting the property nicely back from the road, two outside carriage style lights Pathway and pedestrian gate at side leading to

**REAR GARDEN** with raised paved patio area. Steps leading down to rear garden laid mainly to lawn with well stocked flower beds and borders, vegetable garden. The whole garden is surrounded by timber fencing providing seclusion and privacy. Outside water tap.

V1

DHC5034

#### 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.



