



Branksome Dene, Brays Close, Barnfield, Crediton, EX17 3HZ

£290,000 guide

HELMORES
SINCE 1817

Property Description

Tucked away at the end of a small cul-de-sac are just two detached properties, which many wouldn't even know are there. Being in an elevated position gives some stunning views over the town and the surrounding countryside and yet by using the shortcut on foot, within a couple of minutes you can be in the High Street – not that you'd realise that from the house! Built less than 20 years ago, it's got plenty of modern touches with uPVC double glazing and a recently fitted A rated gas boiler, all helping with lowering those energy costs.

The house itself is reverse level. An entrance hall gives access to the 3 bedrooms and bathroom with stairs leading down to the living floor below. It's a layout that works really well and adds to the feeling of space. The kitchen has a breakfast bar opening to the dining or study space and a couple more steps down take you to the living/dining room, a lovely area with doors out onto the rear garden. There's also a WC with utility space on this floor too. It's hard to convey the feeling of space in this house, so please do check out the video tours for a better idea.

Externally, there's off-road parking for 2 vehicles at the front which lead to the integral garage. It maybe possible do convert the garage into a 4th bedroom (stp) should this be desired but as it is, it's more very useful space. There are pathways to the side (one mainly used for storage) and then the rear garden is level with paving and lawn and enclosed by timber fencing making it a safe and useable space all year round.

Please see the floorplan for room sizes.



Council Tax: D (Mid Devon 2022/23 - £2251.96)

Utilities: Mains water, electric, gas, telephone & broadband (up to 67mb)

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

Tenure: Freehold

DIRECTIONS : From our High Street offices, head towards Exeter and take the sharp right turn into Bowden Hill opposite the parish church. At the top of the hill, turn sharp left and immediately right into Barnfield and continue up the hill. Take the right turn into Brays Close and continue to the end. The property will be found at the end, one of two properties.

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers' market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's) – with an Ofsted "outstanding" sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year's resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

EPC Rating: C

Key Features

- ✓ Spacious 3 bedroom detached property
- ✓ Fantastic views within the town
- ✓ Reverse level house with generous rooms
- ✓ Great condition throughout
- ✓ Parking, garage (possible bed 4) and garden
- ✓ Short walk to town centre



External Areas

Garden

Rear Garden.

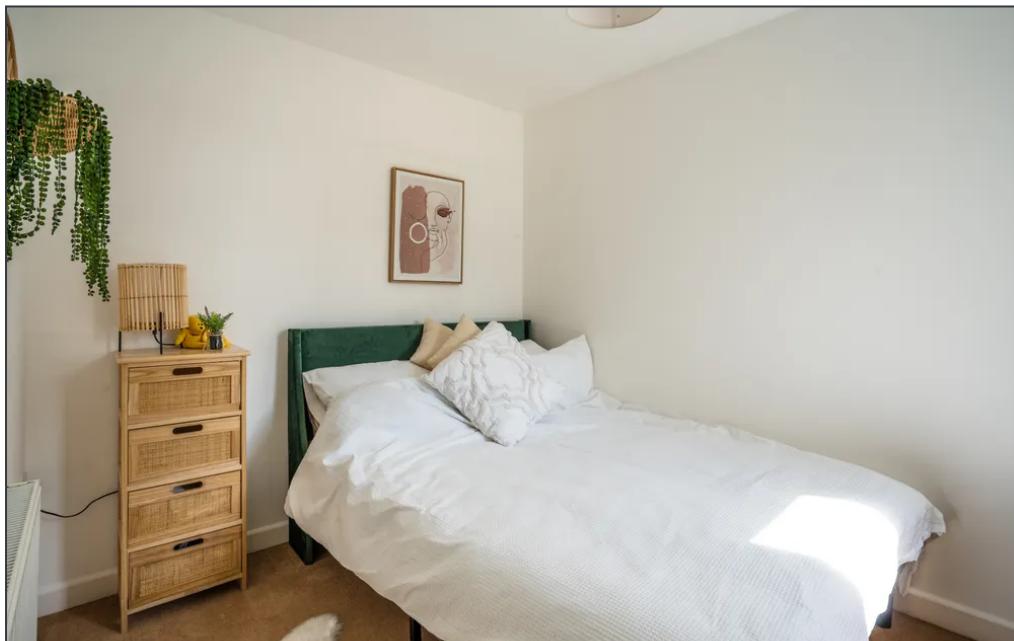
Garage

Single Garage

Off Road

2 Parking Spaces





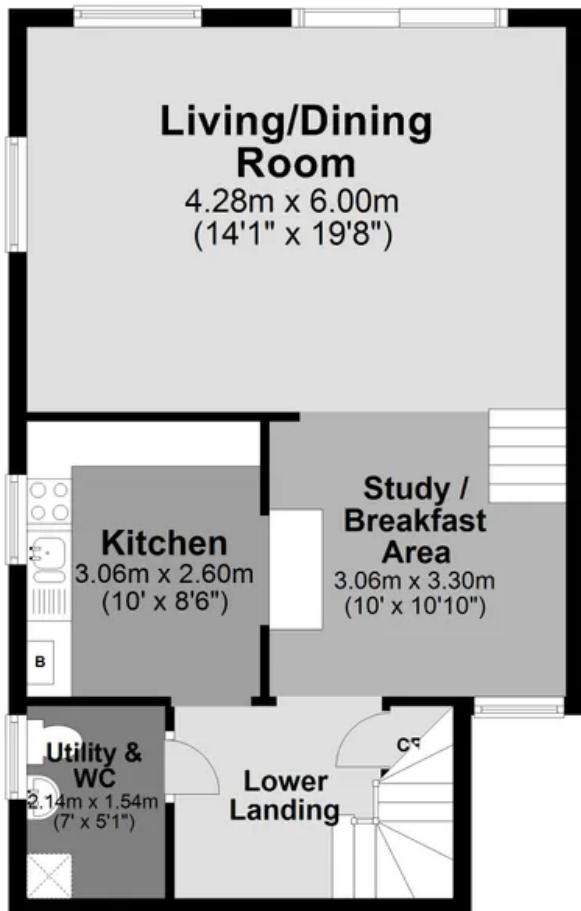






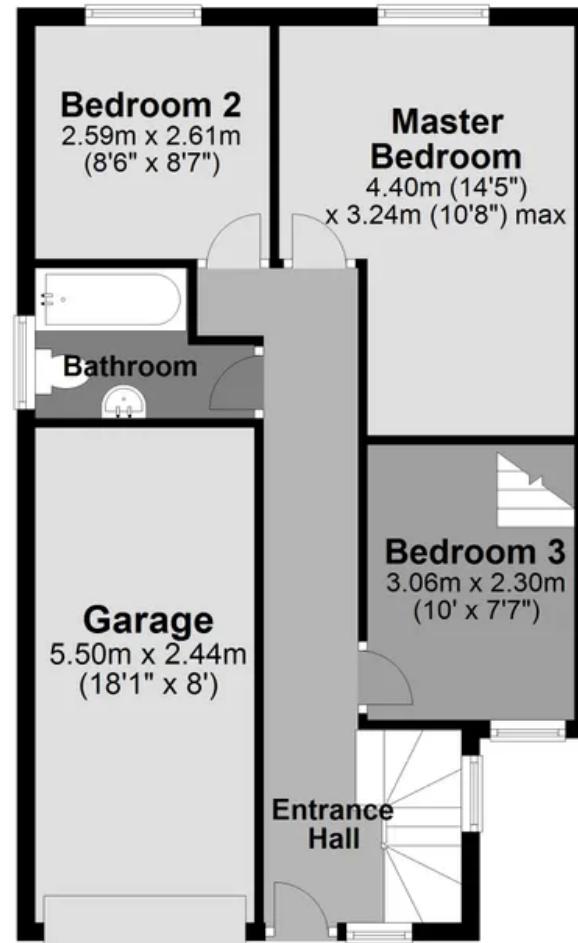
Lower Ground Floor

Approx. 55.2 sq. metres (594.5 sq. feet)



Upper Ground Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 97.6 sq. metres (1051.0 sq. feet)

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01363 777 999

property@helmores.com

