87 Tarka Way, Crediton, EX17 3FF

Guide Price **£335,000**

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87 Tarka Way

Crediton

- Nearly new (late 2020) end-terrace house
- Three bedrooms & en-suite to master
- Kitchen diner & living room
- Part garage storage with workshop / store behind
- Upgraded rear garden & off-road parking
- Close to Tesco and road/bus/train links to Exeter
- Gas central heating & uPVC double glazing
- Modern bathroom & WC
- Large cloakroom off the entrance hall
- Likely to be sold with no onward chain

This lovely end-terrace family home was completed in late 2020 and has seen a number of improvements since. It has fantastic access to road/bus/train links to Exeter and is also a short walk from Tesco supermarket.

On the lower ground floor we have a spacious entrance hall, with a large understairs cloakroom offering great storage for coats and shoes as you come in. An internal door leads to workshop/store

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which was converted from the rear of the garage with a central heating radiator, insulation, flooring and is decorated as a room. The current owners have used this as an occasional bedroom, with an opening to a study area/store behind.

Proceeding to the upper ground floor (garden level) we have a kitchen diner, complete with breakfast bar, AEG twin oven, Lamorna electric hob, dishwasher and fridge freezer. There are double doors to the rear garden too. To the front is a spacious living room with fresh flooring and a handy WC with a large cupboard with space, power and plumbing for a washing machine and tumble dryer.

Upstairs we have three bedrooms. The master includes a lovely en-suite shower room and built-in wardrobe. The white suite family bathroom includes a shower and screen over the bath, as well as a matching heated towel rail and tiling to the en-suite.

To the front is the half garage, with up and over door, light, power and a tap. There is off-road parking in-front and a stone chipped parking area adjacent. The rear garden (10.8m x 5.8m) is enclosed and has three levels, initially a paved area with pergola over. Steps lead up to artificial gas and stone chippings with a sunken trampoline (available by separate negotiation) with a raised composite decked seating area to the back. There is a side access gate and external steps down to the front.

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Please see the floorplan for room sizes.

Current Council Tax: C (£1,942pa)
Utilities: Mains gas, electric, water, telephone & broadband
Broadband within this postcode: Superfast Enabled
Drainage: Mains drainage
Heating: Mains gas central heating
Listed: No
Tenure: Freehold

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.

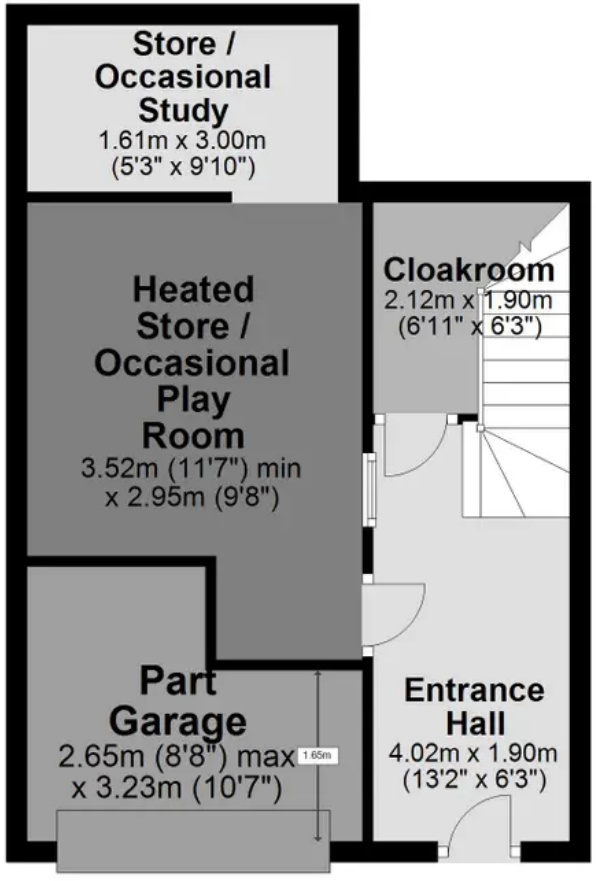
DIRECTIONS: For Sat-Nav use EX17 3FF – From the A377 roundabout serving Tescos, turn up the hill & then turn left onto Tarka Way, turn left into Molyneux Drive & as you reach the bottom of the hill, No.87 will be found along on your right.

What3Words: ///bank.clapper.silly

Please note that this property is owned by a relative of a Helmores member of staff.

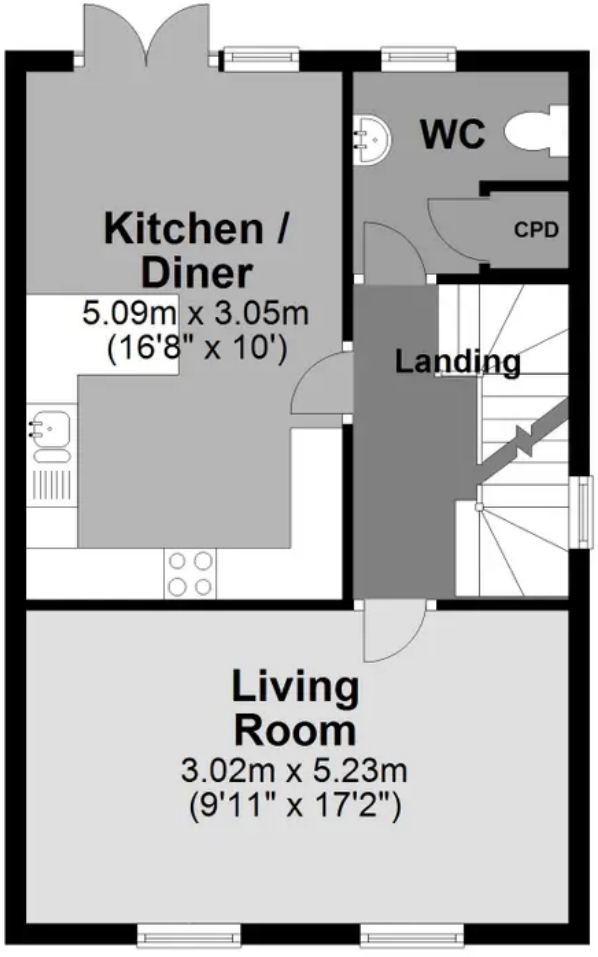
Parking Level

Approx. 29.4 sq. metres (316.0 sq. feet)



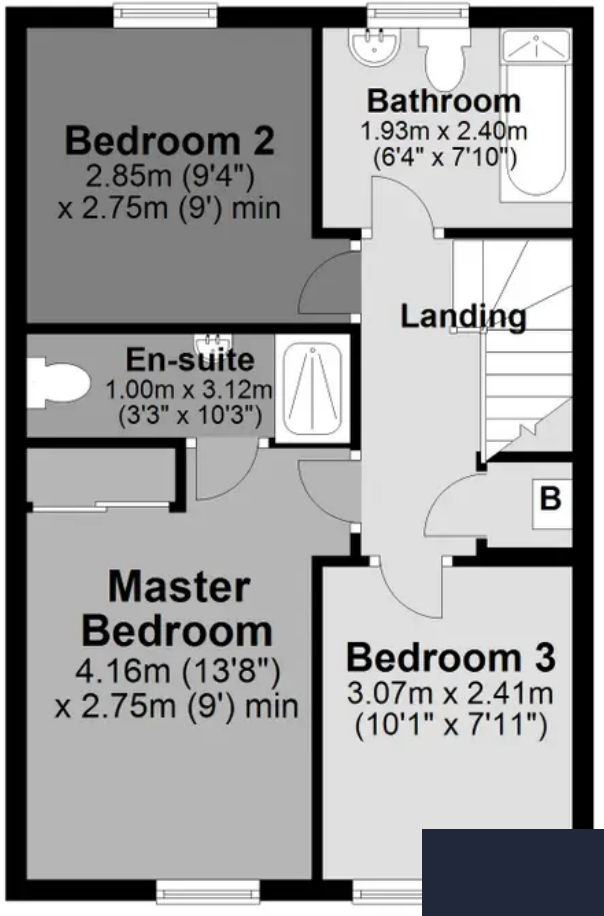
Garden Level

Approx. 42.8 sq. metres (461.1 sq. feet)



Second Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 115.5 sq. metres (1243.1 sq. feet)

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