



**5 Tarka Way, Crediton, EX17 3FF**

Guide Price **£108,000**

**HELMORES**  
SINCE 1699

# 5 Tarka Way

Crediton

- 2018 built end-terraced house
- Three double bedrooms
- Cul-de-sac location
- Price is for a 40% share in ownership
- Download the application process online
- Well fitted kitchen/dining room
- Living room opening onto garden
- Family bathroom and ground floor WC
- Enclosed rear garden with lawn, patio & shed
- Off road parking for two vehicles

Welcome to 5 Tarka Way, a beautifully designed end-terraced house built in 2018. This contemporary home offers comfortable and stylish living, nestled in a quiet cul-de-sac in the sought-after town of Crediton.

Step inside and be greeted by the modern and inviting interior. The house features three double bedrooms, providing ample space for a growing family or guests. Each room offers a cosy and private retreat, ensuring everyone can enjoy their own personal space.

The well-fitted kitchen/dining room is a highlight of the home, providing a versatile and functional space for cooking, dining, and entertaining. The living room opens onto the rear garden, creating a seamless connection between indoor and outdoor living.







A family bathroom and ground floor WC cater to the needs of the household, ensuring convenience and comfort for all. There is mains gas central heating & uPVC double glazing throughout, the loft has also been boarded for storage and a handy loft ladder has been added.

Outside, the enclosed rear garden (5.8m x 5m) beckons you to relax and unwind. With a lawn & patio area, and a handy shed & side access gate.

The property offers off-road parking for two vehicles side-by-side, providing convenience and ease for homeowners and visitors alike.

It's important to note that the price reflects a 40% share in ownership, offering an excellent opportunity for buyers looking to take their first steps on the property ladder.

The property is a part own/part rent house with Live West. The sale price is for 40% of the full value (£270,000) and rent will be payable on the other part. The current information regarding the rent aspect is:

125 year lease from 01/06/2018.

A monthly payment is made to cover rent (£320.71), a service charge (£8.31) and building insurance (£13.75) giving a total of £324.77 and the rent is reviewed annually. Please note these amounts are subject to change during the purchase process.

Please note, there is a strict process to follow and information can be downloaded from the property listing online. The application process is on a first come, first served basis so please ensure you're applying correctly from the start.





Don't miss out on the chance to own this modern and well-appointed home in a desirable location. Book your viewing today and make 5 Tarka Way your new home.

Please see the floorplan for room sizes.

Current Council Tax: C (£2,115pa)

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

**DIRECTIONS:** From Crediton, head towards Exeter and at the roundabout by the large Tesco, take a left turn up Wellparks Hill. Take the first left into Tarka Way and then first left again into a small cul-de-sac. No.5 will be found on the left.

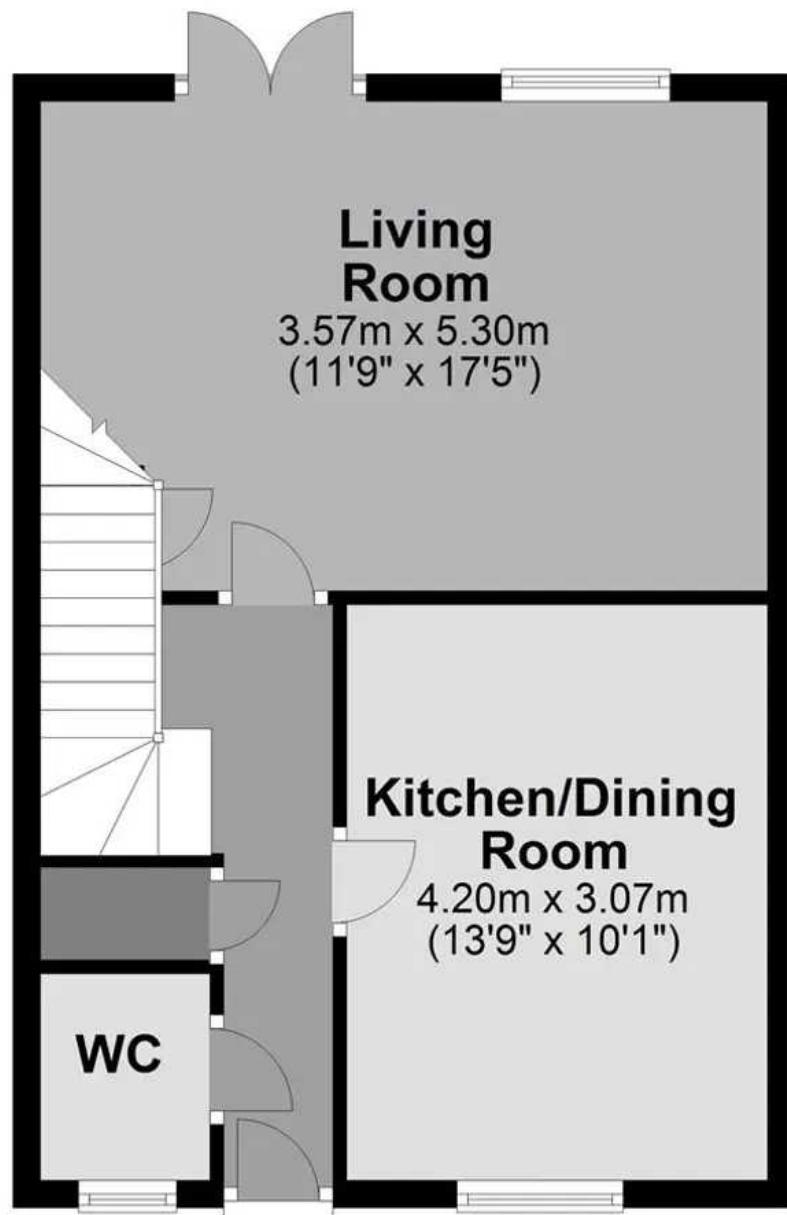
**What3Words:** ///pool.sobered.daydreams

**CREDITON :** An ancient market town, with a contemporary feel – only a 20 minute drive from Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. 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). 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.



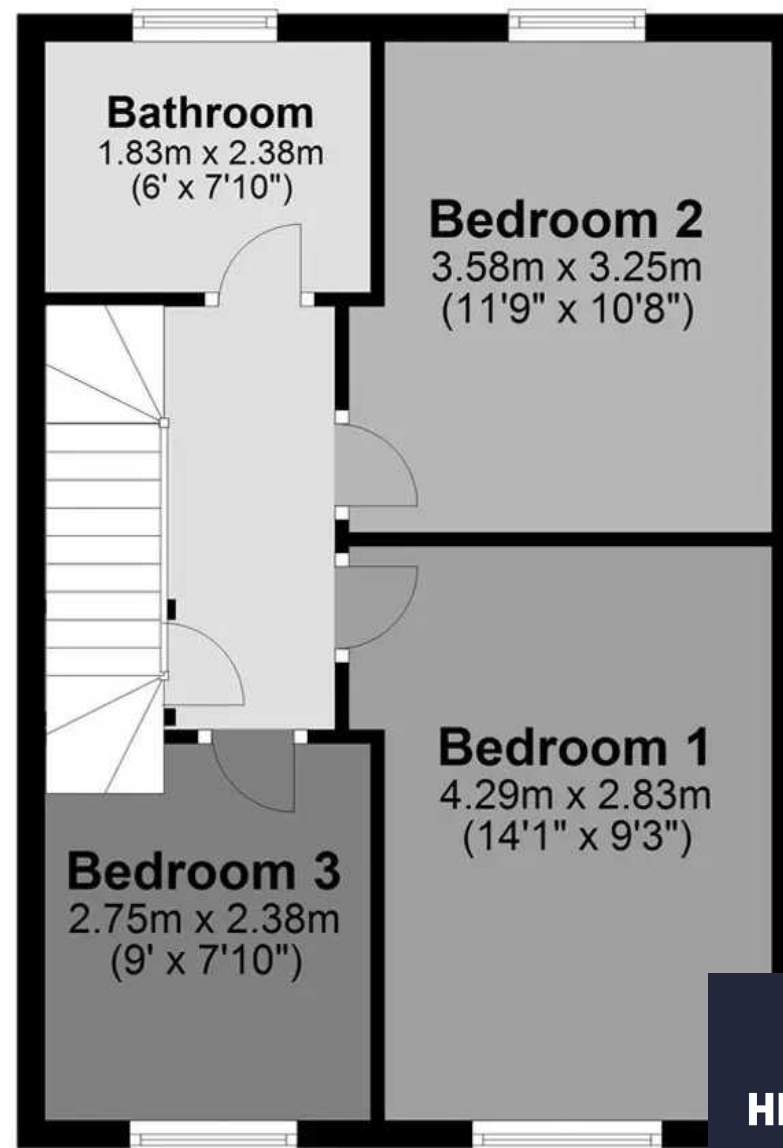
## Ground Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



## First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 83.6 sq. metres (900.1 sq. feet)

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## Helmores

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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.