



**3 Chapel Downs Road, Crediton, EX17 2EB**  
**Offers Over £325,000**

## 3 Chapel Downs Road

### Crediton

- Detached town bungalow
- Corner plot within cul-de-sac
- Great condition throughout
- 3 bedrooms
- Updated kitchen and bathroom
- Well stocked gardens, parking and garage
- Potential to extend (stp)

Tucked away at the western end of the town, in a pretty cul-de-sac off the Alexandra Road, sits Chapel Downs Road. Amidst a selection of detached bungalows and houses built in the 1970's, the neighbourhood is quiet with little passing traffic. Occupying a corner plot on the junction with Chapel Downs Drive, the property's slight elevation gives some views to the south, over the rooftops to the surrounding countryside. It will suit a range of buyers, being well positioned for schools and a fairly level walk into town along Western Road, as well as being close to a bus stop with regular services into the town and onto Exeter.

The property has generous gardens with well stocked beds to the front and side, as well as areas of lawn. There's a driveway providing off-street parking and leading to the attached garage (with a recently replaced flat roof). In addition, there's access at the back leading to a private garden, which is somewhat of a work in progress and could be used for growing, relaxing or play.





Internally, the property has been updated over the past few years by the current owner and leaves little for a new owner to have to worry about. New external doors, central heating and the modern kitchen and bathroom are all in great condition. There's an entrance hall with access to the living/dining room, which is bright and spacious thanks to its three aspects and enjoys views over the gardens. The kitchen is separate with a door to the rear and then there are three bedrooms and a family bathroom. Due to the plot, there's certainly room to extend but as it stands, it's a great bungalow in a wonderful town position and pretty level too so it will appeal to a range of buyers who want something in town.

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band D Mid Devon

Approx Age: 1970's

Construction Notes: Standard

Utilities: Mains electric, water, gas, telephone & broadband

Drainage: Mains

Heating: Mains gas central heating

Listed: No

Conservation Area: No

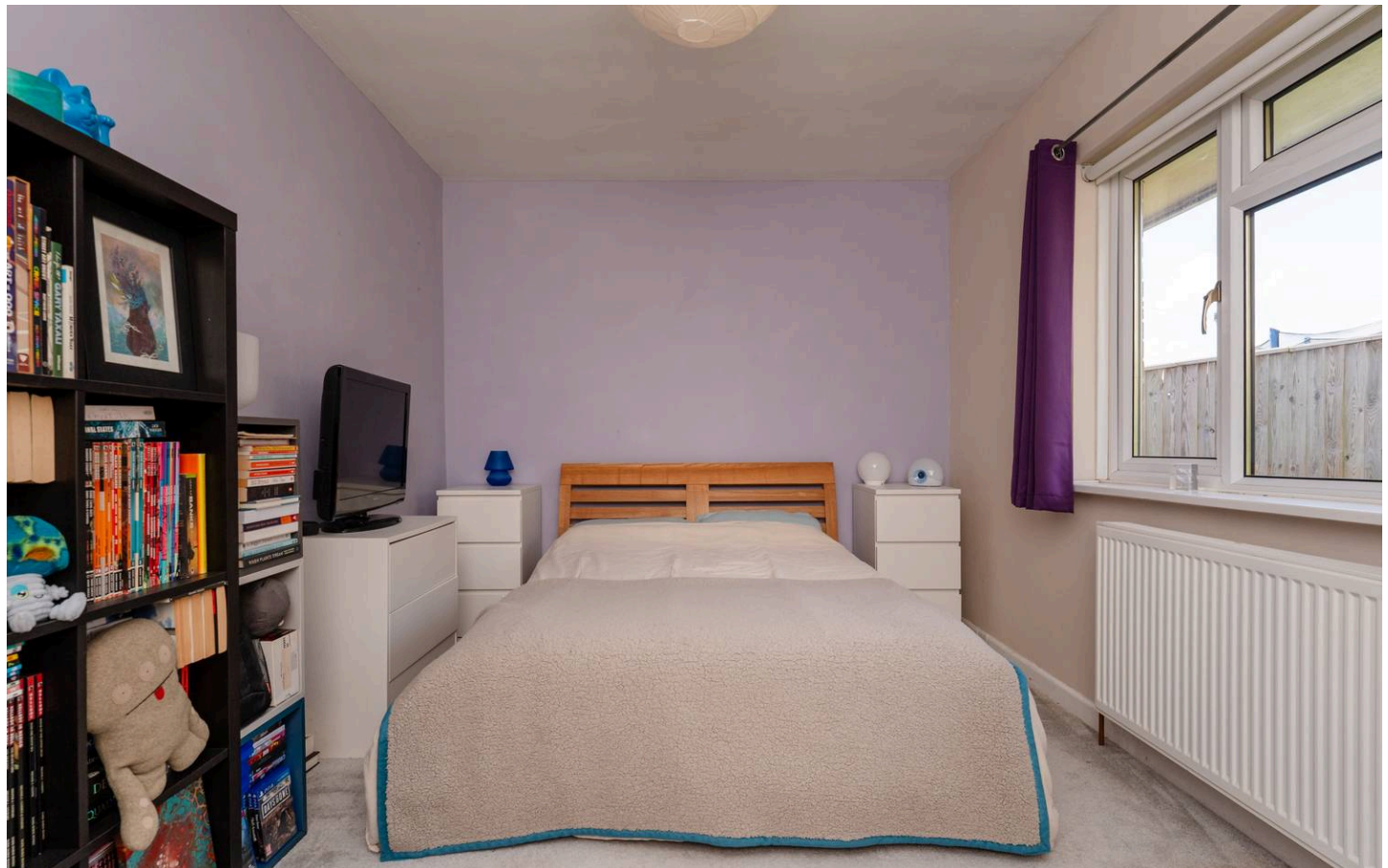
Tenure: Freehold

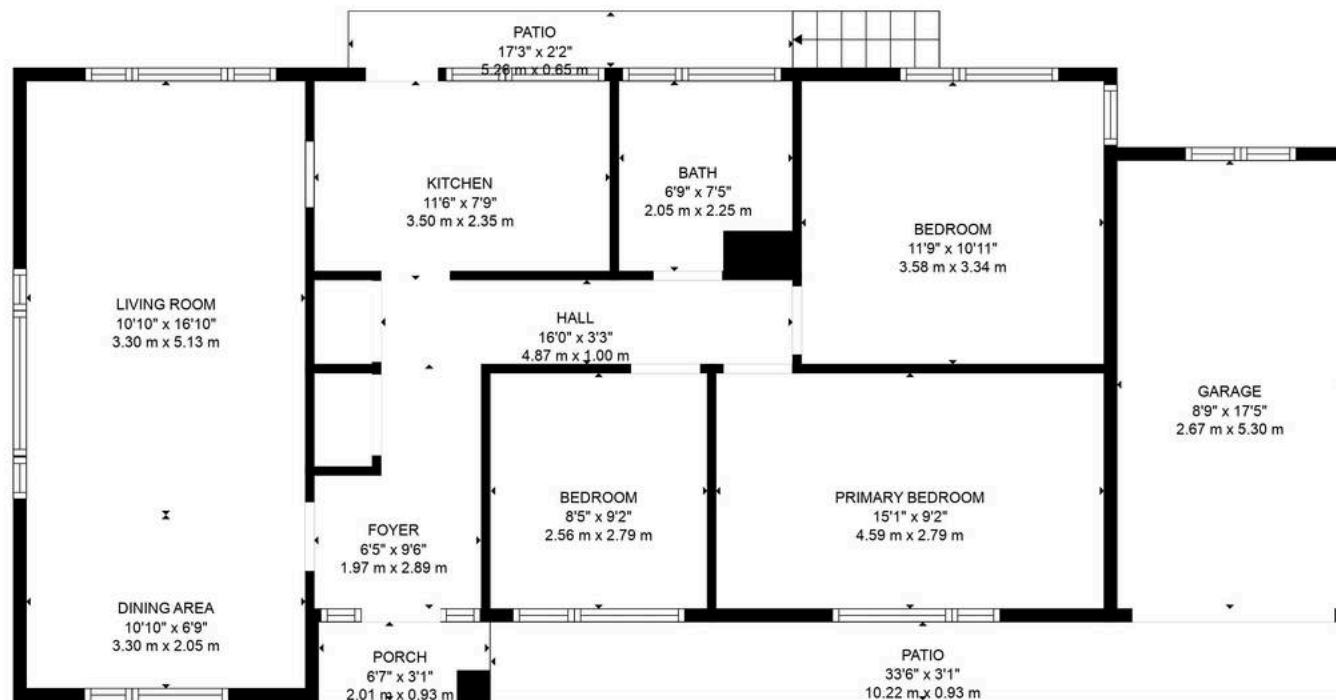


**CREDITON** is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

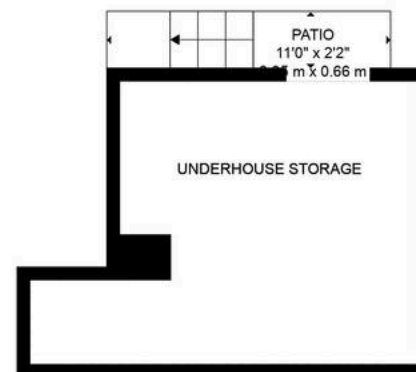
**DIRECTIONS :** For sat-nav use EX17 2EB and the What3Words address is [///package.cashew.professed](https://www.what3words.com/#!/package.cashew.professed) but if you would like the traditional directions, please read on.

From Crediton High Street, head west towards Copplestone and opposite the hospital, turn right into Alexandra Road. Take the first left into Chapel Downs Road and then the property will be found on the left on the junction with Chapel Downs Drive.





FLOOR 2



FLOOR 1



# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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.