Spruce Park

Crediton, Devon, EX17 3HG

Asking Price £225,000

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Description

The front door opens to the entrance hall with stairs to the first floor and a door to the sitting/living room with two windows to the front and a door to the kitchen/breakfast room. There is a lovely outlook with far reaching views from the kitchen/breakfast room which includes a range of base and wall units incorporating the sink unit, built in oven and gas hob. The adjoining utility room has a sink unit, understairs storage and a door to the rear garden. The first floor consists of three good size bedrooms and the family bathroom with separate shower unit. Outside to the front, steps lead down to the front door with an garden planted with shrubs to one side which has the potential to create off road parking subject to the necessary permissions. The rear garden is decked on two levels with a small area of lawn to the far end of the garden.

Location

Crediton is an historic market town with a population of about 7,000 situated about seven miles to the northwest of Exeter. The town has a good shopping centre with a diverse range of shops running the length of the wide main street. Morrisons, Tesco and Lidl superstores are also in the town. There is excellent schooling for both primary and secondary, an eighteen-hole golf course and a leisure centre with swimming pool. Crediton train station is about three quarters of a mile from the town centre, on the well-known Tarka Line, which provides good service links to Exeter and countrywide.

Directions

What3Words: ///index.spray.birthdays

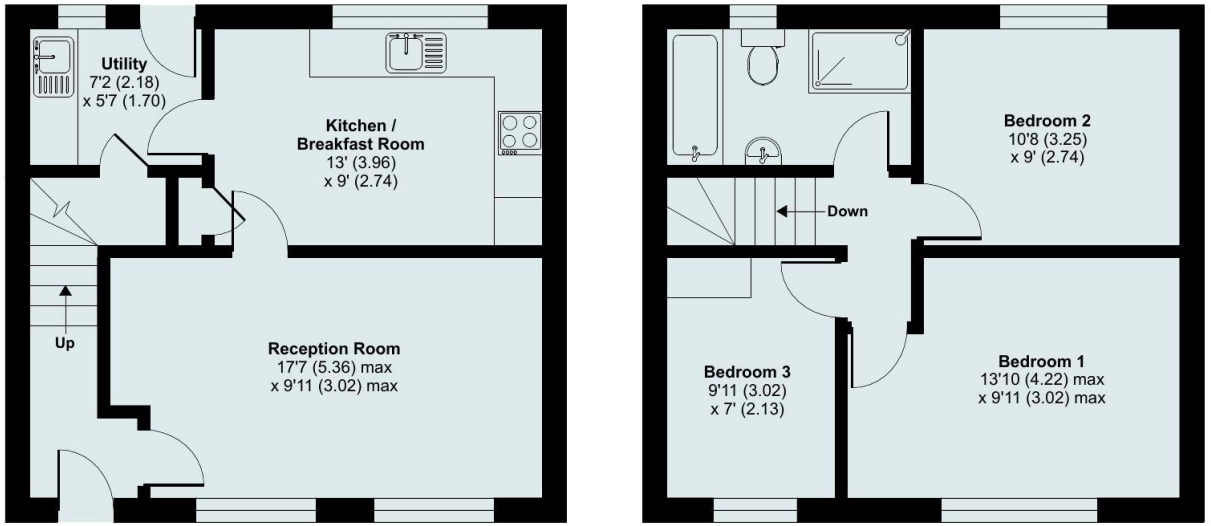
Material Information

- EPC Rating: C
- Mains electricity, water and drainage
- Gas central heating and hot water
- Mid Devon District Council - Band B
- Freehold
- Parking: On road

Spruce Park, Crediton, EX17

Approximate Area = 832 sq ft / 77.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradleys. REF: 1534598

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