



**Nedlands, Alexandra Road, Crediton, Devon, EX17**





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**Alexandra Road**  
**Crediton, Devon**

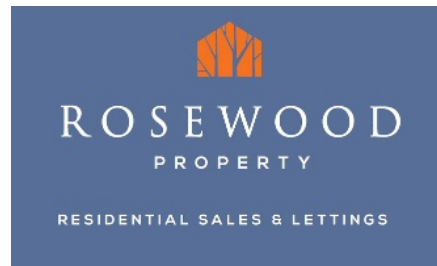
Corner Plot | Detached Bungalow

Three Bedrooms | Spacious Kitchen/Dining room

Living Room with Pleasant Views | Garden

No Onward Chain Complications | Council Tax Band D

EPC - D | Freehold



**6 Northernhay Place, Exeter, Devon, EX4 3QJ**

**Email: [info@Rosewood-Property.co.uk](mailto:info@Rosewood-Property.co.uk)**  
**Telephone: 01392 247700**

**[www.rosewood-property.co.uk](http://www.rosewood-property.co.uk)**









## Nedlands, Alexandra Road, Crediton, Devon, EX17 2DH

Set within a very much sought after location and situated on the edge of Crediton Nedlands lies within short walking distance of Crediton High Street which offers an excellent range of stores for convenience. This bustling High Street has a great range of shops from an antiques store to clothing stores and coffee shops. For food shopping the town of Crediton offers a Tesco Superstore, Morrison's supermarket and a range of smaller convenience stores. There are a variety of Doctors surgeries and pharmacists within the town.

Exeter, approximately 9.5 miles away, is one of the most thriving cities within the South West and offers a wider choice of cultural activities with the theatre, museums, arts centre, a wealth of fantastic restaurants and shopping facilities, including John Lewis and Waitrose. Many well-regarded primary and secondary schools can be found in Exeter including Exeter School and The Maynard, Exeter University is recognised as one of the best Universities in the country.

Nedlands is situated upon a corner plot approached via two pillars and wrought iron gates which open onto the driveway. The driveway offers ample off road parking for numerous vehicles in front of the garage, car port and to the side of the bungalow.

Attractive gardens, well populated trees, shrub borders and lawns with views of the alluring landscape are enjoyed from many parts of Nedlands, certainly this bungalow is charming and enticing within every aspect from the grounds to the inside features and accommodation on offer.

This bungalow is awash with newly fitted carpets, very recently been decorated throughout to offer a bright and modern feel. Nedlands offers an entrance hall with door/s opening into all bedrooms, the living room, kitchen and bathroom. Built-in wardrobe cupboards with storage space above compliment each bedroom, the main bedroom enjoys dual aspect views over the gardens and views of the beyond landscape. A stylish, well equipped kitchen with space for a dining table and an array of fitted appliances to include an integrated double oven, a four piece gas hob with an extractor fan above, integrated dishwasher and attractive tiled splash backs. Tiled floor, spot lights to the ceiling and rear aspect uPVC double glazed window

### Important Information

Tenure: Freehold

Local Authority: Mid Devon District Council

Council Tax: Band D - £2,252

Sale By: Private Treaty

Price: £425,000

Type of Property: Detached Bungalow

EPC Rating: Energy Efficiency Rating D.

Services: Mains Gas, Water & Drainage.

Viewing - Viewing is strictly by prior appointment with Rosewood Property

Rosewood Property Residential Sales & Lettings

6 Northernhay Place

Exeter

Devon

EX4 3QJ

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overlooking the gardens and landscape. Cloakroom and a Utility storage cupboard just off to the side of the Kitchen/Dining room. A capacious Living Room with an attractive window seat enjoying captivating views of the gardens and the rural landscape in the distance. The bathroom is a three piece suite with a Victorian style mixer tap and shower attachment plus a wall mounted shower, fully tiled walls complimented with floor tiles.

Nedlands is offered for sale with no onward chain complications.

**DISCLAIMER** Please be aware this property is owned by family member's of an employee of Rosewood Property.



Contact Brett Hampton for Valuations and Sales

Telephone: 01392 247700 Website: [www.rosewood-property.co.uk](http://www.rosewood-property.co.uk)



## Aerial Views

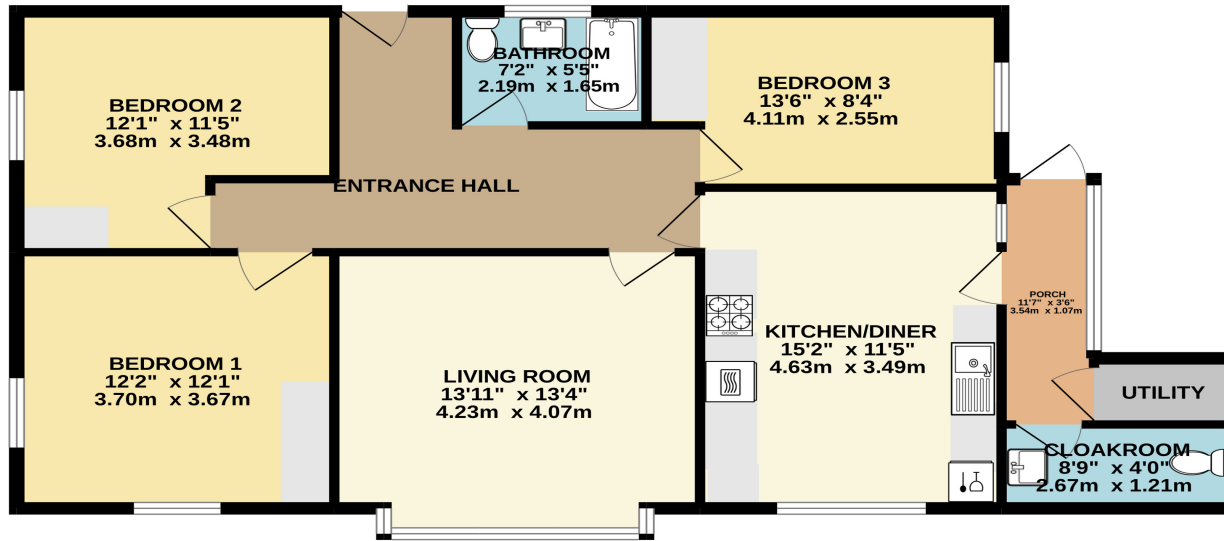


## Location Map





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	62   D	
39-54	E		
21-38	F		

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