



Winswood Spinney, Park Road, Crediton, EX17 3BS

Guide Price £260,000

A charming two bedroom end of terrace house located in the heart of Crediton. This property boasts a lovely garden, off-street parking, and a garage. Don't miss this opportunity to make this house your home.

Winkworth

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We are pleased to present this charming period end of terrace house located in the heart of the Town. This property offers a comfortable and spacious living environment. The house boasts two well-proportioned bedrooms, providing ample space for rest and relaxation. The living areas are bathed in natural light, creating a warm and inviting atmosphere throughout. The kitchen is equipped with modern appliances and offers plenty of storage and space.

Outside, the property benefits from a private garden, ideal for outdoor entertaining or simply unwinding after a long day. Off street parking is available, ensuring convenience for residents and visitors alike. Additionally, a garage is included, providing extra storage space or the opportunity for a workshop.

Situated in a sought-after location, this property is within close proximity to local amenities, schools, and excellent transport links. Don't miss out on this fantastic opportunity to make this house your home. Contact us today to arrange a viewing.

COUNCIL TAX: Band D

SERVICES: Mains Electric, Water & Drainage.

BROADBAND: Super-Fast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 24.

MOBILE SIGNAL: Likely to Have Good Coverage

HEATING: Gas Central Heating

LISTED: Grade II

TENURE: Freehold.

CONSTRUCTION: Believed To Be Cob & Thatched Roof.

Flood Risk - Medium Surface water risk, meaning this area has a chance of flooding of between 1% and 3.3% each year.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



AT A GLANCE:

Semi Detached Cottage

Two Bedrooms

Thatched

Enclosed Rear Garden

Off Road Parking

Garage

Central Location

Walking Distance to local amenities.

PROPERTY INFORMATION:

Freehold

Council tax Band: D

Mains Electric, Gas, Water and Drainage.

Park Road, Crediton, EX17

Approximate Area = 1005 sq ft / 93.4 sq m

Limited Use Area(s) = 87 sq ft / 8.1 sq m

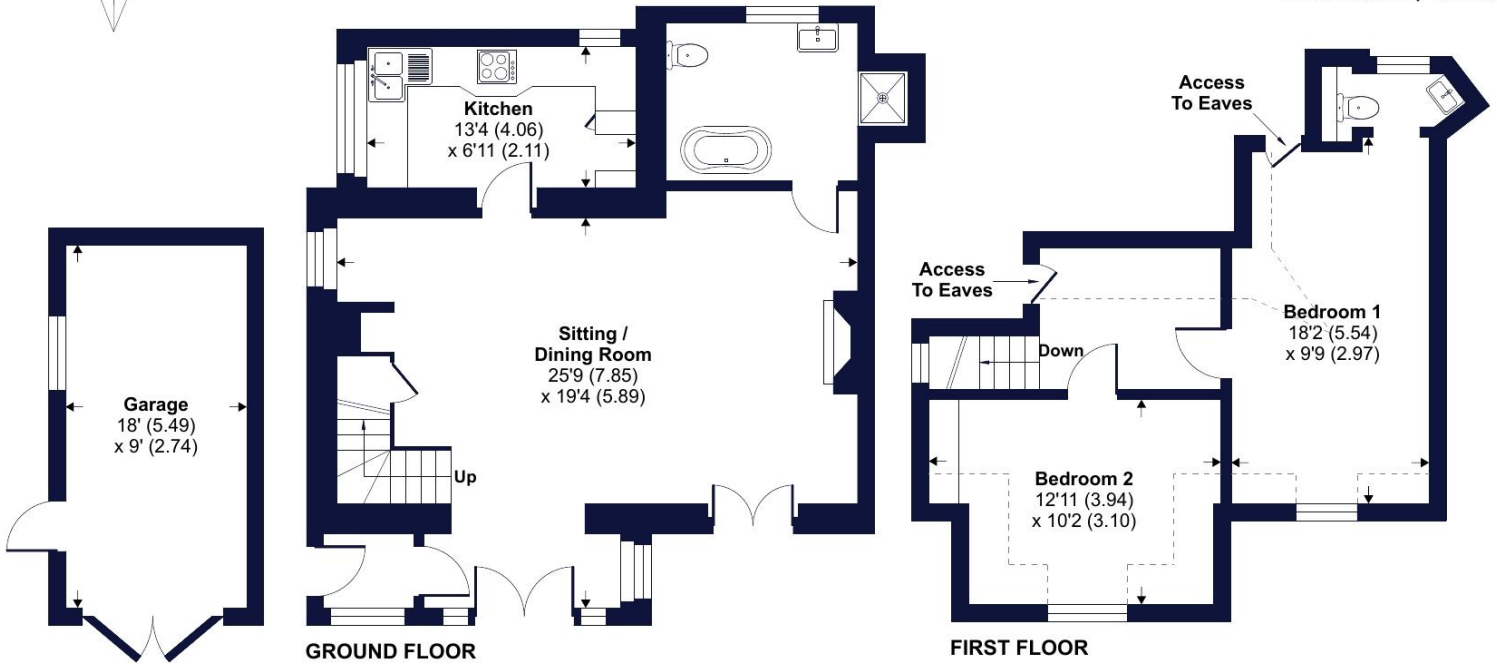
Garage = 162 sq ft / 15 sq m

Total = 1254 sq ft / 116.5 sq m

For identification only - Not to scale



Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1063117

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NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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