



1 Wynfrith Mews, Lanscore, Crediton, EX17 3FB

Guide Price £389,000

A beautifully presented four-bedroom townhouse offering spacious family living across three floors. Conveniently located just a short walk from the centre of Crediton and its amenities, this home benefits from gas-fired central heating, double glazing throughout, off-road parking, and a larger-than-average garage.

Winkworth

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The property has a welcoming entrance hall with a useful storage cupboard opposite the floor to ceiling double glazed window, an internal door providing access to the garage, and stairs leading to the kitchen and cloakroom.

The garage is larger than average, with a high ceiling and mezzanine storage deck. There is a remote controlled electric door, light and power all offering excellent storage or even potential for conversion. The cloakroom is fitted with a low-level WC, wash basin, and radiator and has under-stair storage.

The kitchen/diner is spacious and modern, fitted with a good range of base and wall units, an integrated NEF oven and gas hob, there is an extractor fan, space for upright fridge/freezer, a one-and-one-half sink and drainer inset into a stylish worktop. Double glazed windows and French doors open onto the rear courtyard, creating a bright and airy space.

The current vendors have obtained planning permission for a two-storey extension of the kitchen/diner. This offers an exciting opportunity to further enhance the property and increase living space (Planning Number: 22/00103/HOUSE).

The first floor landing is bright, with a double-glazed window giving a view of the side garden, an airing cupboard, and stairs leading to the second floor.

The sitting room is generous in size featuring two windows and French doors opening onto the side terrace to providing access for the decking area, shed and side garden, perfect for outdoor relaxation with early morning to late afternoon seasonal sunshine on the decking terrace.

Bedroom three is a well-sized double bedroom, bedroom four is a versatile room that could also serve as a home office. The family bathroom has a modern panelled bath with shower over, wash basin, low-level WC, and a heated towel rail.

On the second floor, the master bedroom is spacious, and features built-in wardrobes and stylish en-suite fitted with a shower, low-level WC, and wash basin. Bedroom two is another generously sized double bedroom that also benefits from built in wardrobes and en-suite shower room.

To the front of the property, there are two off-road parking space and garage access. A side pathway leads to the gated courtyard to the rear of the kitchen. There is a wooden gate and steps to the front and rear garden. The outdoor space is designed for low maintenance and relaxation, featuring a fully decked two-tier garden with raised flowerbeds, making it an ideal area for entertaining and alfresco dining.

Viewing is highly recommended to fully appreciate all that this home has to offer.

DIRECTIONS: Using the What3Words App, search [mystery.same.chestnuts](https://www.what3words.com/)

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AT A GLANCE:

- Beautifully Presented Town House
- Four Bedrooms
- Gas Central Heating
- Light & Spacious Accommodation Set Across Three Floors
- Planning Permission To Extend Further
- Easy To Maintain Gardens & Terrace
- Large Garage With Ample Storage
- Driveway With Parking For Two Vehicles
- Convenient Town Location
- Level Access To Town Centre

PROPERTY INFORMATION:

- COUNCIL TAX: Band D
- LOCAL AUTHORITY: Mid Devon
- SERVICES: Mains Electric & Water
- DRAINAGE: Mains Drainage
- BROADBAND: Full Fibre Broadband Available FTTP (Fibre to the Premises).
- MOBILE SIGNAL: Limited Coverage With Certain Providers
- HEATING: Gas Central Heating
- LISTED: No
- TENURE: Freehold
- CONSTRUCTION: Standard
- CONSERVATION AREA: Yes
- FLOOD RISK: Very Low



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