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36 Westernlea, Crediton, EX17 3JQ

Guide Price £350,000

**\*\* NO ONWARD CHAIN \*\*** An excellent detached three bedroom bungalow situated in a sought after and convenient town edge location and benefitting from ample parking, garage and good sized enclosed gardens.

**Winkworth**

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An excellent detached three bedroom bungalow situated in a sought after and convenient town edge location and benefitting from ample parking, garage and good sized enclosed garden.

The three bedroom accommodation is very well-presented and benefits from a modern kitchen and shower room, mains gas central heating & uPVC double glazing throughout. It also has a lovely living room overlooking the front garden, the living room leads to the dining room with a door out to the conservatory overlooking the rear garden.

The property enjoys its own drive from the cul-de-sac, meaning much privacy, and there is plenty of space for parking. The single garage offers excellent storage. The front garden is laid to lawn and to the rear grass, raised chipping areas and areas of patio and has been designed with ease of maintenance. The majority of the plot and access is very level with pathways from the front/garage to the side and around to the rear.

The property is offered with no onward chain.

**DIRECTIONS :** From the centre of town, proceed towards the upper end of the High Street, and fork left at the traffic lights into Landscore. Continue into Westwood Road, go down the hill and take the 2nd right into Westernlea. Proceed along the road and turn into the fourth cul de sac on the left & number 36 will be found in the right hand corner.

Crediton is an ancient market town and civil parish located in the heart of the county, and with a population of just under 8000. It is famed as the birthplace of St Boniface, the patron saint of Germany and Holland. The town has an active community with a town square which holds events and a twice monthly farmers market, an array of independent retailers along the vibrant high street, several pubs and some real foodie treats with independent bakeries, coffee shops and delicatessens. The town has two supermarkets, two primary schools and a well-regarded secondary school with a busy sixth form which has been rated as Outstanding by OFSTED. The town has active Rugby and Football clubs, as well as an excellent leisure centre with swimming pool and fitness facilities. The town is surrounded by glorious countryside providing plenty of walks and bike rides.

**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:

Detached Bungalow

Three Bedrooms

Two Reception Rooms

Redecorated Throughout

Modern Fitted Kitchen & Bathroom

Single Garage and Driveway

Enclosed Gardens

Summer House

#### PROPERTY INFORMATION:

COUNCIL TAX: Band D

SERVICES: Mains Electric, Water & Drainage.

BROADBAND: Superfast Broadband Available.  
Checked on Openreach October 24

MOBILE SIGNAL: Coverage May Be Limited With  
Certain Providers

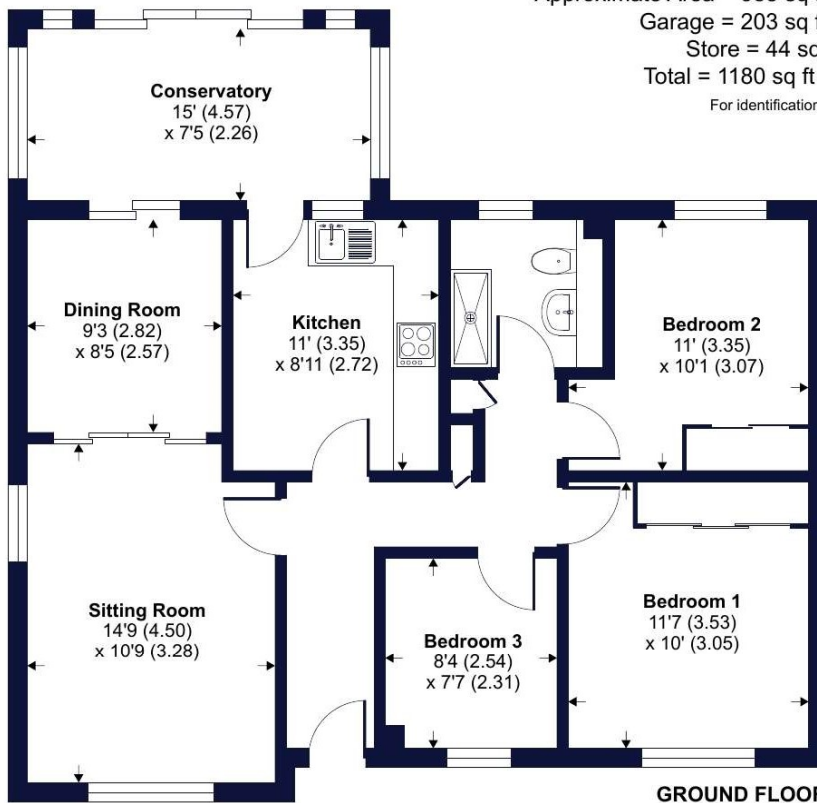
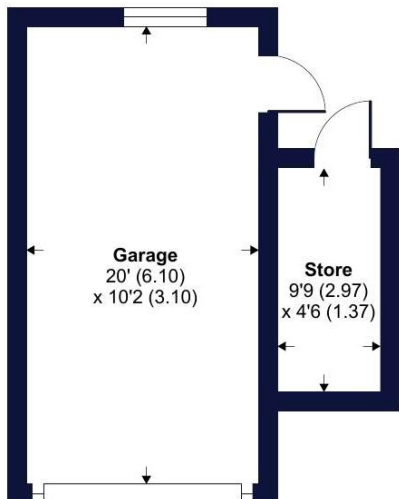
HEATING: Mains Gas Central Heating

LISTED: No

TENURE: Freehold

EPC: D/68

Approximate Area = 933 sq ft / 86.7 sq m  
 Garage = 203 sq ft / 18.8 sq m  
 Store = 44 sq ft / 4.1 sq m  
 Total = 1180 sq ft / 109.6 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1195579

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.