



37 Willow Walk, Crediton, EX17 1DD

Guide Price £250,000

Situated in a prime location on the outskirts of town, yet within easy reach of local amenities including a supermarket, leisure centre, and doctor's surgery, is this modern and well-presented three-bedroom semi-detached family home offered with no onward chain.

Winkworth

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The accommodation is presented in good order throughout and features a welcoming staircase entrance hall, leading to an open-plan, light-filled living/dining room with sliding doors opening onto the rear garden. The kitchen is fitted with a range of base and wall units providing ample cupboard and drawer space.

Upstairs, you will find three well-proportioned bedrooms and the family bathroom.

Outside, the property benefits from a generously sized, fully enclosed rear garden, mainly laid to lawn, with a paved seating area adjacent to the house.

To the front, the property is set back from the road, offering a large driveway that provides ample parking for several vehicles, in addition to a garage equipped with lighting, power, and an up-and-over door.

Crediton is a historic market town, nestled in the heart of Devon, and known as the birthplace of St Boniface, the patron saint of Germany and Holland. With a population of just under 8,000, the town offers a vibrant community spirit and boasts a lively high street filled with independent shops,

cafes, pubs, and delicatessens. Crediton also hosts a twice-monthly farmers' market in its charming town square.

Families are well-catered for with two primary schools, a highly-regarded secondary school, and a bustling sixth form, rated Outstanding by OFSTED. For those who enjoy an active lifestyle, the town offers rugby and football clubs, as well as a modern leisure centre complete with a swimming pool and fitness facilities. Surrounding the town are miles of stunning countryside, ideal for walkers and cyclists alike.

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 Landmark 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:

- Modern Semi-Detached House
- Three Bedrooms
- Gas Central Heating
- Presented In Good Order Throughout
- Large Enclosed Rear Garden
- Ample Parking & Garage
- Sought After Town Edge Location
- No Onward Chain

PROPERTY INFORMATION:

- COUNCIL TAX: Band C
- SERVICES: Mains Electric, Water & Drainage.
- BROADBAND: Superfast Broadband Available FTTC (Fibre To The Cabinet). Checked on Openreach.
- MOBILE SIGNAL: Coverage May Be Limited With Certain Providers
- HEATING: Gas Central Heating
- LISTED: No
- TENURE: Freehold

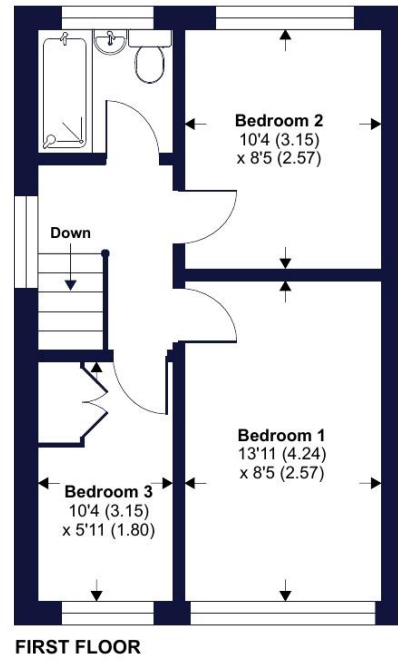
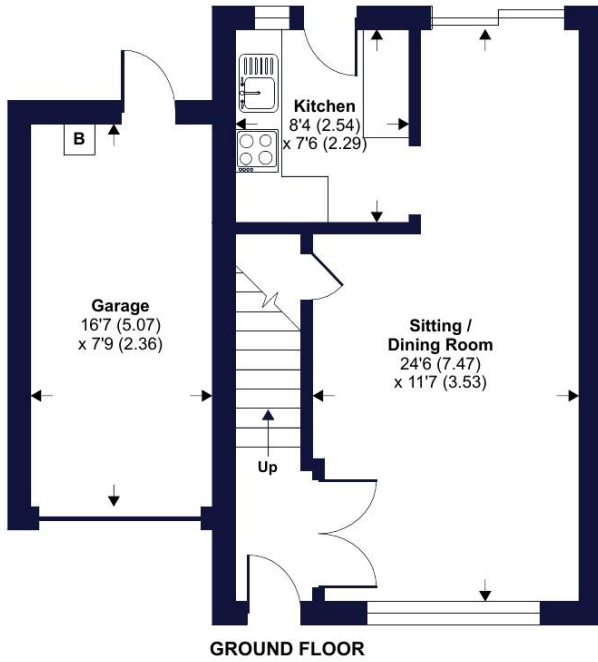
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Approximate Area = 730 sq ft / 67.8 sq m

Garage = 129 sq ft / 12 sq m

Total = 859 sq ft / 79.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1189967



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	87
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
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.



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