



18 Dean Street, Crediton, EX17 3EN

Guide Price £275,000

On the market for the first time in over 30 years, this surprisingly spacious three bedroomed end terrace is full of charm and character, in a quiet location, yet close to all amenities.

Winkworth

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This This charming Grade II Listed period house offers generously proportioned three bedroom family accommodation that is tastefully decorated throughout and has a wealth of character features.

On the ground floor are three generous reception rooms, a kitchen, utility area and larder. The good-sized LIVING ROOM has an efficient wood burner for cosy evenings and leads into the DINING ROOM with exposed ceiling beams, tiled floor and half glazed built-in cupboard. A door leads to a small UTILITY AREA, with gas combi boiler, space for fridge freezer and plumbing for washing machine, and a further door to useful walk-in LARDER. The farmhouse style KITCHEN with handmade solid wood units and work surfaces, fireplace with wood-effect electric stove, and dual-fuel Rangemaster cooker, flows into the rear extension – currently used as a BREAKFAST ROOM, and flooded by light from two large roof lights and a window overlooking the garden. Tri-folding glazed doors enable this room to be separated from the kitchen, making it a versatile space.

Open banister stairs rise from the dining room to the first floor landing, with access to boarded loft space with light. There is a well-proportioned dual aspect MASTER BEDROOM with built-in cupboards and views over the garden and rooftops towards Crediton Church. There is a pretty three-piece FAMILY BATHROOM

and adjacent SHOWER ROOM with pedestal wash basin and further WC. A lobby area with more built-in cupboards gives access to two FURTHER BEDROOMS, a small double at the front of the property with open views, and a single on the southerly side aspect.

OUTSIDE From the kitchen a stable door opens onto a partly cobbled courtyard with a useful brick-built storage shed, and steps lead up to a charming enclosed and sunny cottage style garden with mature trees and shrubs, lawn, patio and log store. There is rear access to a shared private passageway to Dean Street and a pedestrian right of way to a public parking area.

DIRECTIONS from the High Street head east, at the Parish Church turn right onto Dean Street and the property will be found on the right hand side, almost at the end of Dean Street.

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:

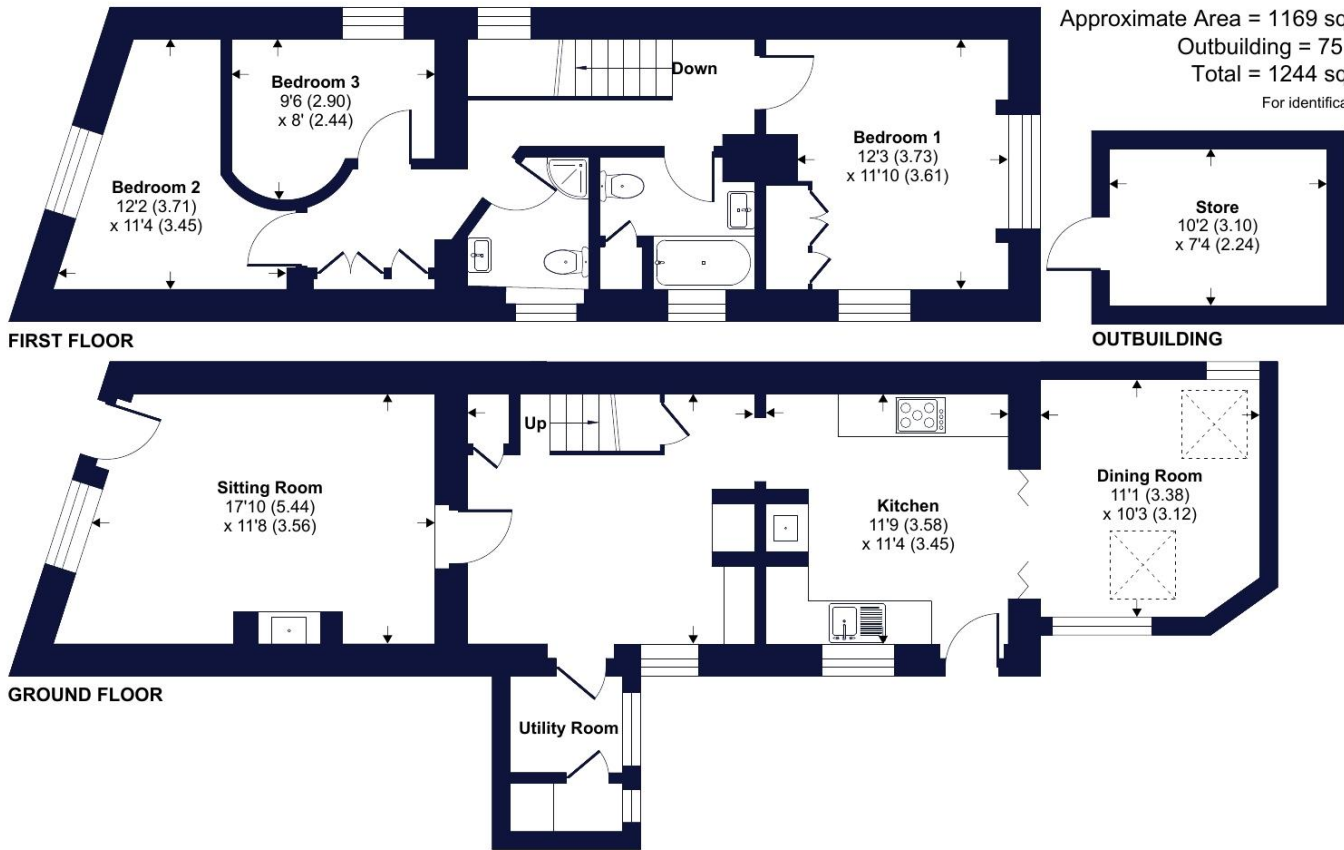
- Extended End Terrace House
- Three Bedrooms
- Three Reception Rooms
- Gas Central Heating
- Full Of Character
- Exposed Beams
- Enclosed Rear Garden
- Patio Area
- Outside Store
- Walking Distance To All Amenities

PROPERTY INFORMATION:

- COUNCIL TAX: Band B
- SERVICES: Mains Electric, Water & Drainage.
- BROADBAND: Superfast Broadband Available.
Checked on Openreach.
- MOBILE SIGNAL: Coverage With Certain Providers
- HEATING: Mains Gas Central Heating
- LISTED: Grade II
- TENURE: Freehold

Dean Street, Crediton, EX17

Approximate Area = 1169 sq ft / 108.6 sq m
 Outbuilding = 75 sq ft / 6.9 sq m
 Total = 1244 sq ft / 115.5 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 2022. Produced for Winkworth. REF: 985667



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(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	

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