



19 Threshers, CREDITON, EX17 3NS

Offers In Excess Of £215,000

Threshers is a delightful two-bedroom mid-terrace property set back from the road by the front garden, situated in a popular residential area of Crediton. This well-proportioned home offers a welcoming living space, a modern kitchen, a rear conservatory dining area, a good size rear garden, and a single garage.

Winkworth

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With its convenient location and well-designed spaces, this property is perfect for first-time buyers, downsizers, or anyone seeking a well-connected, comfortable home.

Accommodation:

Entrance Hall: A welcoming entrance hall with stairs to the first floor and access to the main living areas.

Sitting Room: A bright and spacious living room with a large window overlooking the front garden, providing ample space for seating and entertaining.

Kitchen: A modern, well-equipped kitchen featuring a range of wall and base units, integrated appliances, and generous counter space, with easy access to the conservatory.

Conservatory/Dining Room: A versatile rear conservatory that serves as a dining area, enjoying garden views and direct access to the outdoor space.

First Floor:

Bedroom 1: A spacious double bedroom overlooking the front of the property. This bedroom has currently been divided into a dual bedroom for children. This can easily be returned as one large room as the work is non-structural.

Bedroom 2: Another comfortable bedroom overlooking the rear garden, ideal for a guest room, nursery, or home office.

Family Bathroom: A well-appointed bathroom featuring a bath with overhead shower, WC, and washbasin, all finished with contemporary fixtures and tiling.

Outside:

Front Garden: Setting the property back from the road, the front garden is laid to lawn with a path to the side leading to the front door.

Rear Garden: Immediately at the rear of the property is a patio area offering space for a table and chairs. There are steps up to a rear lawned garden.

Garage: A single garage providing additional storage space or secure parking.

Utilities: Main electric, gas water and drainage

Broadband: Ultrafast full fibre broadband available

Tenure: Freehold

Council Tax: Band B



PROPERTY INFORMATION:

Two Spacious Bedrooms: Well-sized bedrooms that provide comfortable and versatile spaces for relaxation and storage.

Bright Sitting Room: A spacious and light-filled room, ideal for relaxation and entertaining.

Modern Kitchen: Stylishly appointed kitchen with ample storage, integrated appliances, and convenient access to the dining areas.

Rear Conservatory Dining Room: A bright conservatory extension, ideal as a dining room with views over the garden.

Front and Rear Gardens: The front garden offers a welcoming approach, while the large rear garden features a mix of patio and lawn areas, perfect for outdoor dining and entertaining.

Single Garage: Secure single garage offering additional storage or parking.

- ****Central Location:**** Within walking distance of Crediton town centre, shops, schools, and transport links, making it ideal for those seeking a balance of town and country living.

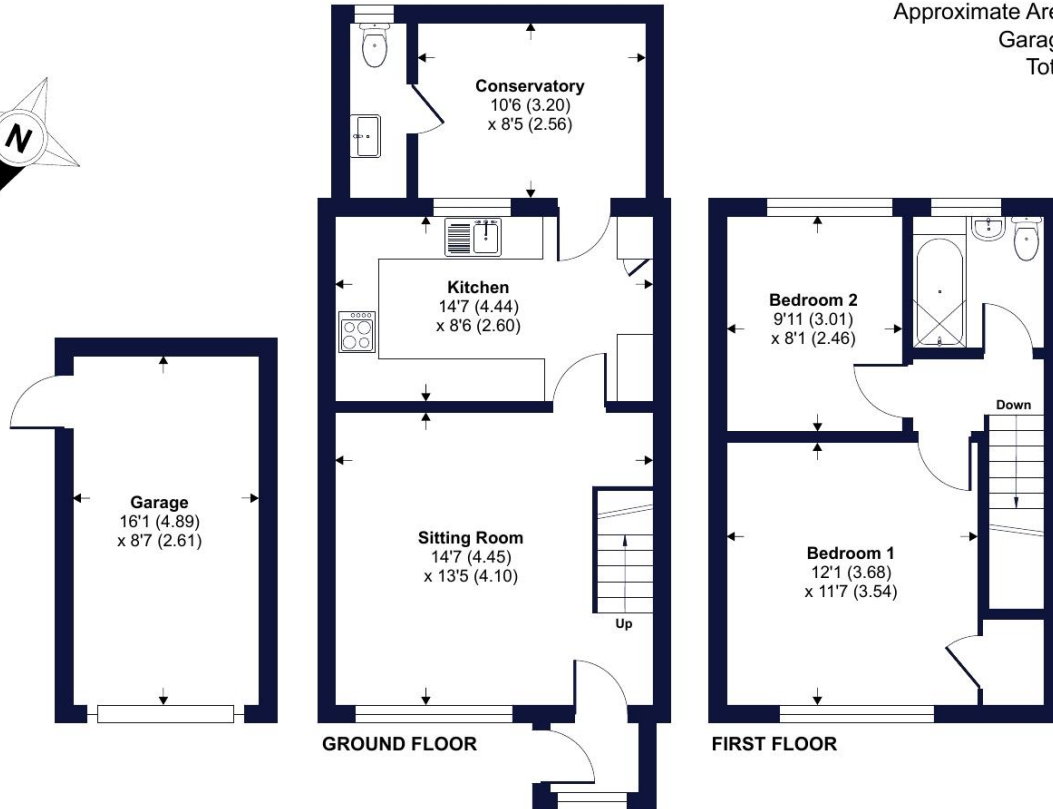
Threshers, Crediton, EX17

Approximate Area = 794 sq ft / 73.7 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 931 sq ft / 86.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Winkworth. REF: 1205237

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