



44 High Street, Crediton, EX17 3JT

Guide Price £250,000

A charming and spacious property located in the heart of the vibrant market town of Crediton. Recently updated, this property seamlessly blends modern comforts with its charming period features, making it move-in ready for its new owners.

**Winkworth**

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Upon entering the property, there is a welcoming entrance hall that offers ample storage space, perfect for coats, shoes, and other essentials.

The large living room, overlooking the High Street, is filled with natural light, creating a bright and airy atmosphere. The room features parquet flooring and a decorative fireplace. The updated kitchen is both practical and stylish, featuring modern fittings, and ample storage. A door from the kitchen leads to the rear courtyard area, offering a convenient outdoor space for al fresco dining, gardening, or simply enjoying the fresh air.

Moving to the first floor, you will find two double bedrooms, both offering generous proportions and a further single bedroom, which could also serve as a home office or guest room, depending on your needs.

The family bathroom on this level is well-sized and has been modernized to provide a clean and contemporary space, complete with essential amenities.

Outside there is an enclosed rear courtyard area with store shed and outside WC and further lawned garden with mature shrubs and hedging.

44 High Street benefits from a prime central location in the vibrant market town of Crediton. This lively town offers a variety of amenities, including shops, cafes, schools, and excellent transport links. With regular bus and train services to Exeter and beyond, commuting is convenient and straightforward.

This property is a rare find, offering a ready-made home with modern updates and period charm. Its central location, spacious layout, and recent improvements make it an appealing prospect for buyers looking for a comfortable and stylish residence.

Viewings are highly recommended to fully appreciate the quality and appeal of 44 High Street. Please contact us today to arrange a viewing or for more information.

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:

Charming Terraced Property

Three Bedrooms

Newly Installed Gas Central Heating

Beautifully Modernised Throughout

Enclosed Rear Courtyard & Garden

Convenient & Central Town Location

#### PROPERTY INFORMATION:

SERVICES: Gas Central Heating, Mains Water, Drainage & Electric.

BROADBAND - Superfast Broadband Available FTTC (Fibre To The Cabinet). Checked on Openreach July 24.

MOBILE SIGNAL - You Are Likely To Have Good Coverage.

COUNCIL TAX: Band B

TENURE: Freehold.

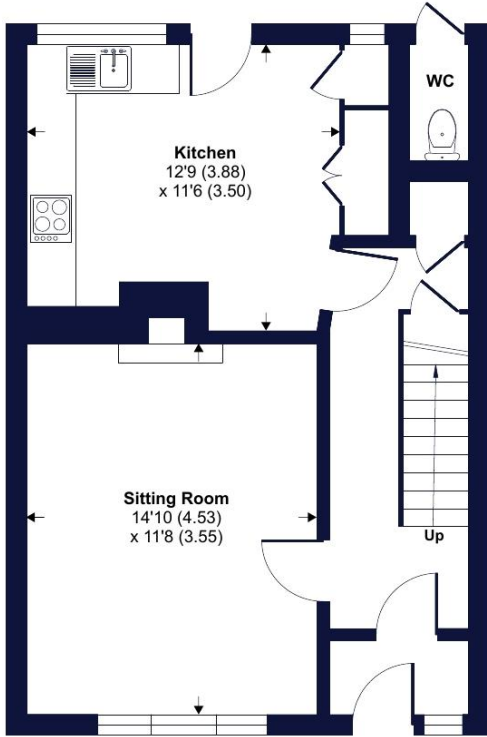
# High Street, Crediton, EX17

Approximate Area = 933 sq ft / 86.6 sq m (excludes shed)

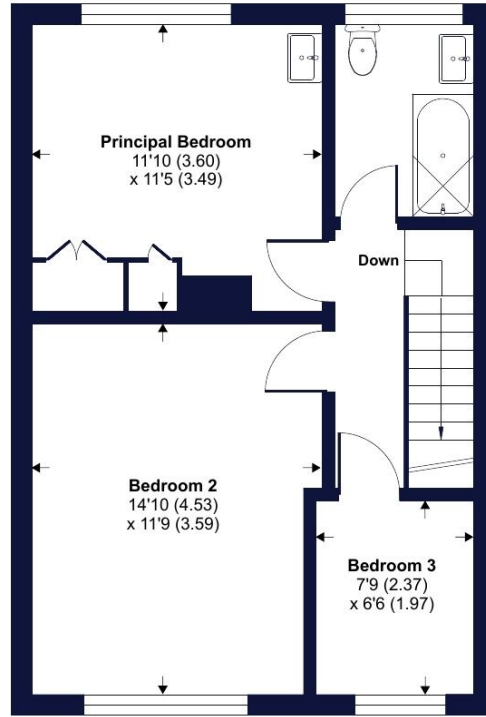
Outbuildings = 42 sq ft / 3.9 sq m

Total = 975 sq ft / 90.5 sq m

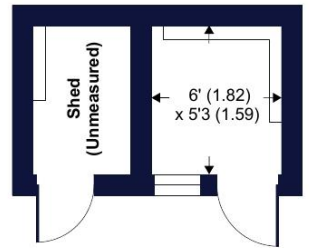
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1 / 2



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1150331

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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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