



## 5 Chapel Downs Drive, CREDITON, EX17 2ED

Guide Price £435,000

Situated in the desirable Chapel Downs Drive, CREDITON, this outstanding four-bedroom detached property offers spacious and versatile accommodation, presented in immaculate condition throughout.

**Winkworth**

CREDITON: 01363 773757  
crediton@winkworth.co.uk

EXETER: 01392 271177  
exeter@winkworth.co.uk

Winkworth.co.uk  
TIVERTON: 01884 675 675  
tiverton@winkworth.co.uk



Thoughtfully designed for modern family living, the property boasts a flowing layout including landscaped gardens and ample driveway parking.

Located close to local amenities, schools, and transport links, 5 Chapel Downs Drive offers the perfect combination of style, comfort, and convenience. This home is ready to move into, with every detail carefully considered for modern family living.

Upon entering, the ground floor has a welcoming hallway leading to a generous sitting room spanning 24 feet in length, perfect for relaxing or entertaining. The contemporary kitchen/dining room, with its modern finishes and practical layout, is complemented by an adjoining utility room and shower room, providing additional convenience. A separate study offers a quiet space for working from home or a hobby room, adding to the home's versatility.

Viewing is highly recommended—don't miss the chance to make this beautiful property your own.

**DIRECTIONS:** Using the What3Words App, search tonality.flannel.move

Upstairs, the first floor comprises four well-proportioned bedrooms, each filled with natural light. The principal bedroom benefits from a spacious layout, while the other three bedrooms offer flexibility for family living or guest accommodation. A modern family bathroom serves the upper level.

**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 £25 is levied for each verification undertaken.

Outside, the property continues to impress with its thoughtfully landscaped gardens, designed for both relaxation and outdoor dining. The large driveway provides ample parking for multiple vehicles.

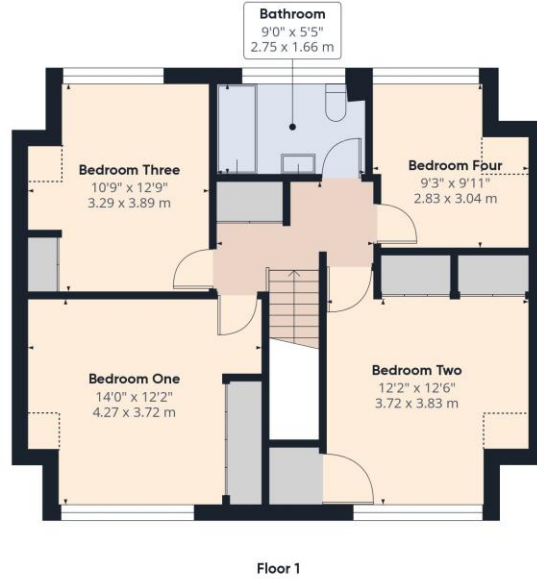


**AT A GLANCE:**

- Substantial Detached Family Home
- Four Bedrooms
- Gas Central Heating
- Modern, Light & Open Accommodation
- Presented In Very Good Order
- Enclosed Level Gardens With Patio Areas
- Driveway With Ample Parking
- Sought After Town Edge Location
- Close To Amenities

**PROPERTY INFORMATION:**

- COUNCIL TAX: Band E
- LOCAL AUTHORITY: Mid Devon
- SERVICES: Mains Electric, Gas & Water
- DRAINAGE: Mains Drainage
- BROADBAND: Full Fibre Broadband Available
- FOTP (Fibre to the Premises).
- MOBILE SIGNAL: Limited Coverage
- HEATING: Mains Gas Central Heating
- LISTED: No
- TENURE: Freehold
- CONSTRUCTION: Standard
- CONSERVATION AREA: No
- FLOOD RISK: Very Low



**Approximate total area<sup>(1)</sup>**  
 1630.93 ft<sup>2</sup>  
 151.52 m<sup>2</sup>

**Reduced headroom**  
 34.17 ft<sup>2</sup>  
 3.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.