



10 Town Park, Crediton, EX17 3JN

Guide Price £250,000

Located in the heart of Crediton, Town Park is a well presented three-bedroom terraced home offering modern living across three floors. With its spacious and light-filled interiors, far-reaching views, and convenient town-centre location, this property is ideal for families or those seeking a contemporary, low-maintenance lifestyle.

Winkworth

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This delightful home has been well maintained and is presented in excellent order. Upon entering, the ground floor provides a useful integral garage, along with a convenient understairs storage cupboard.

The first floor boasts a modern fitted kitchen, and a generously sized living room benefiting from large windows that flood the room with natural light and offer stunning, far-reaching views across the town and surrounding countryside.

On the second floor, you will find three well-proportioned bedrooms and a family bathroom.

Outside, the property features off-street parking for two vehicles and leads directly to the spacious garage. To the rear, the enclosed garden is tiered with brick retaining walls, areas of lawn, and stone chippings.

Situated in a highly convenient area, 10 Town Park is just moments from the High Street, with its array of shops, cafes, and amenities. Local schools and transport links are also close by, making it an ideal location for families and commuters alike.

DIRECTIONS: From Crediton High Street, turn up St Saviours Way (opposite the Congregational Church). At the top, turn left into Town Park, and the property will be found on your right.

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.



AT A GLANCE:

Well Presented Town House
Three Bedrooms
Gas Central Heating
Light & Modern Accommodation
Enclosed Rear Garden
Parking & Garage
Popular Town Location
Close To Amenities

PROPERTY INFORMATION:

COUNCIL TAX: Band C

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

BROADBAND Superfast broadband available (FTTC - Fibre to the Cabinet).

MOBILE SIGNAL: Coverage may be limited with certain providers.

TENURE: Freehold

LISTED: Not listed

NOTE: There is a right of way for No. 12 to cross the rear of the property for access to steps leading to the road.

The Title contains restrictive covenants, please refer to agent.



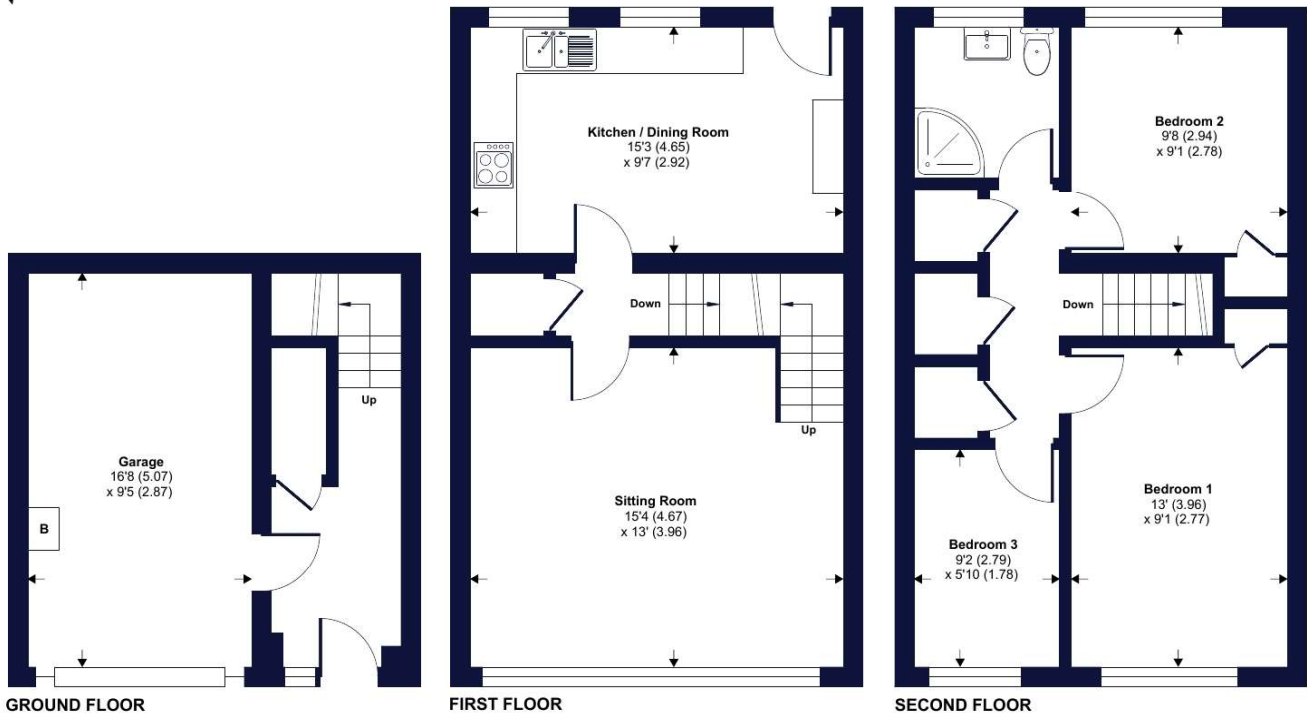
Town Park, Crediton, EX17

Approximate Area = 945 sq ft / 87.7 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1102 sq ft / 102.2 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). © nchecon 2025. Produced for Winkworth. REF: 1229533

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(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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