



## 18 Wentworth Gardens, Crediton, EX17 3FJ Guide Price £625,000

Built in 2021 and finished to an exceptionally high standard throughout, Wentworth Gardens is a substantial fourbedroom detached house located in the sought-after Tarka View development.

## Winkworth

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within easy reach of the town centre, local amenities, and enclosed by timber fencing. transport links.

Wentworth Gardens is a small cul-de-sac situated on the Outside, there is a large driveway providing ample parking for edge of the Tarka View development, a highly desirable area. several vehicles as well as a double garage with lighting and The property boasts over 1,700 sqft of beautifully light and power. To the rear, a good-sized patio area directly adjoins the stylish internal accommodation set across three floors, property, with the rest of the garden laid mostly to lawn and

Internally, the accommodation is well laid out and begins with a large, open entrance hall featuring a downstairs WC, an office room, and an open living room that allows plenty of natural light. The living room leads into the impressive openplan kitchen/diner, which is well equipped with high quality built-in appliances, and a variety of base and wall units providing ample cupboard and drawer space. Steps lead down to the lower ground floor where you will find a further reception / garden room which enjoys bi-fold doors that open onto the enclosed level garden, a utility room and a WC. There is a large garden store adjoining the property creating an ideal additional storage space.

On the first floor, there are four good sized bedrooms, including the master with an en-suite shower room and built in wardrobes, as well as the family bathroom. The property offers a generous amount of built-in storage and has been finished to the highest specifications throughout.

NOTE: There is a maintenance charge of £108 per annum for the upkeep of the green areas in the development.

PLEASE NOTE: Our business is supervised by HMRC for antimoney 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.





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#### AT A GLANCE:

New Build Detached House Remainder Of Original 10 Year Warranty Four Good Sized Bedrooms Gas Central Heating Finished To A High Standard Throughout Accommodation Set Across Three Floors En-Suite & Family Bathroom Enclosed Gardens Ample Parking & Double Garage Occupying A Large Plot Within The Development

### PROPERTY INFORMATION:

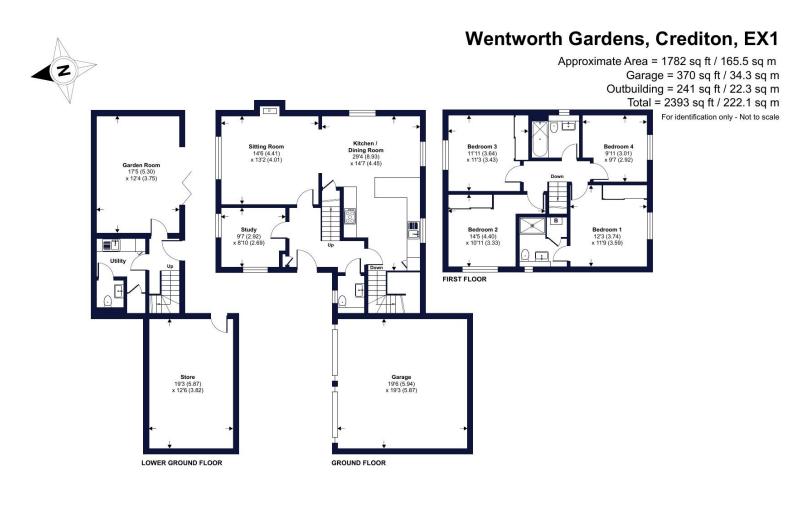
#### COUNCIL TAX: Band F

SERVICES: Mains Electric, Water & Drainage. BROADBAND: Ultrafast Fibre Broadband Available. FTTP (Fibre to the Premises). Checked on Openreach July 24.

MOBILE SIGNAL: You Are Likely To Have Good Coverage

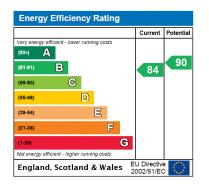
HEATING: Mains Gas Central Heating

**TENURE:** Freehold



Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024. Produced for Winkworth. REF: 1153589

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