



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 four-bedroom detached house located in the sought-after Tarka View development.

Winkworth

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Wentworth Gardens is a small cul-de-sac situated on the edge of the Tarka View development, a highly desirable area. The property boasts over 1,700 sqft of beautifully light and stylish internal accommodation set across three floors, within easy reach of the town centre, local amenities, and transport links.

Outside, there is a large driveway providing ample parking for several vehicles as well as a double garage with lighting and power. To the rear, a good-sized patio area directly adjoins the property, with the rest of the garden laid mostly to lawn and enclosed by timber fencing.

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 open-plan 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.

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 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.

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.



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



Wentworth Gardens, Crediton, EX1

Approximate Area = 1782 sq ft / 165.5 sq m

Garage = 370 sq ft / 34.3 sq m

Outbuilding = 241 sq ft / 22.3 sq m

Total = 2393 sq ft / 222.1 sq m

For identification only - Not to scale



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	84	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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