



## Sunrays, Barnstaple Cross, Crediton, EX17 2EP

Offers In Excess Of £550,000

Welcome to Sunrays, an exceptional three-bedroom detached bungalow set within approximately 3/4 of an acre of stunning, level gardens.

**Winkworth**

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Tucked away in the sought-after Barnstaple Cross area, this property offers a rare opportunity to own a home in a peaceful and private location, perfectly suited for growing families or anyone seeking a serene lifestyle.

This spacious bungalow features three bright and generously sized bedrooms. In addition to the main living space, there are two bonus rooms located in the loft, providing excellent potential for use as a home office, hobby space, or additional storage. The beautifully maintained gardens are a true highlight, providing ample space for outdoor enjoyment, whether you envision relaxing in the tranquillity of nature, entertaining guests, or indulging in gardening projects.

A sweeping driveway leads to a large parking area, creating a high level of privacy. The driveway also provides access to a carport and garage, offering convenient storage and ample parking options.

Properties in this location rarely come to the market, making this a truly unique chance to own a home with incredible potential and no onward chain.

Sunrays enjoys a peaceful, semi-rural setting while remaining within easy reach of local amenities and transport links.

Viewing is highly recommended to fully appreciate the charm and potential of this special home.

DIRECTIONS: Using the what3words app, search for [///tinsel.take.clinking](https://www.what3words.com/)

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:

Beautiful Detached Bungalow  
Three Bedrooms  
Loft Conversaion With Two Rooms  
Presented In Very Good Order  
Substantial Level Gardens  
Sweeping Driveway With Garage & Carport  
Superb Far Reaching Views  
No Onward Chain

#### PROPERTY INFORMATION:

COUNCIL TAX: Band E  
SERVICES: Mains Gas, Electric & Water. Private Drainage.  
BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach.  
MOBILE SIGNAL: Limited Coverage  
HEATING: Gas Central Heating  
LISTED: No  
TENURE: Freehold

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Approximate Area = 1441 sq ft / 133.8 sq m (excludes carport)

Limited Use Area(s) = 84 sq ft / 7.8 sq m

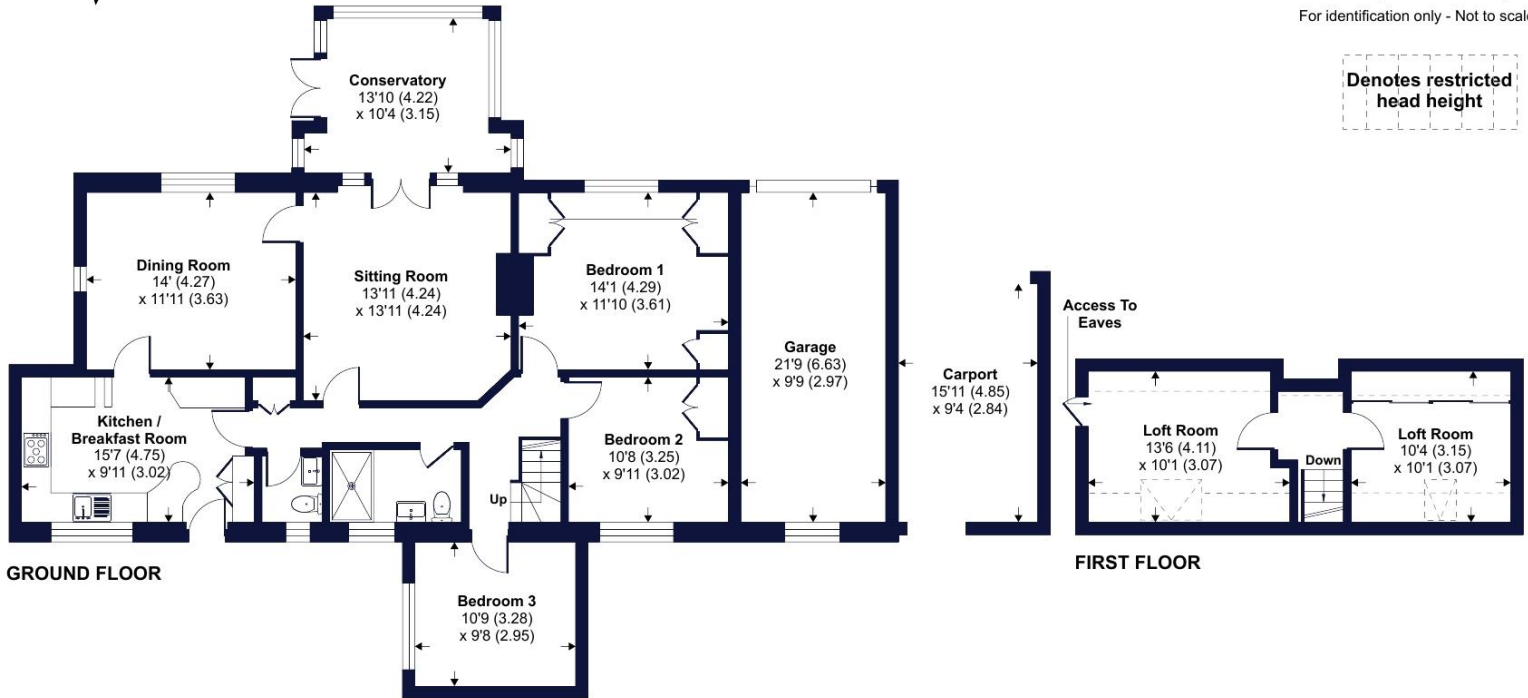
Garage = 214 sq ft / 19.8 sq m

Total = 1739 sq ft / 161.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ntxhcom 2025. Produced for Winkworth. REF: 1215156

**Winkworth**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	81
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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