



55 Cromwells Meadow, CREDITON, EX17 1JZ

Guide Price £205,000

Offered with no onward chain, an exciting opportunity to purchase a two-bedroom end-terrace property located in a sought after development on the outskirts of CREDITON.

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



This modern end-terrace family home, originally built by Persimmon Homes, offers an excellent opportunity for those looking to add their own personal touch through modernisation.

The property is situated within walking distance of local amenities such as the leisure centre and town centre, and boasts the additional advantage of being close to the picturesque Shobrooke Park, where you can enjoy pleasant lakeside walks.

In addition, the property further benefits from mains gas central heating and uPVC double-glazing throughout.

On the ground floor, there is a good-sized living room, a functional kitchen, and a useful downstairs cloakroom. The upper floor houses two spacious bedrooms, both offering potential for personalisation and modernisation. There is a family bathroom comprising a panelled bath with shower over, low level WC and pedestal wash basin.

Outside, you have off-road parking at the front and a small area of lawn. The rear garden is laid mostly to lawn with a

good sized storage shed and a small area of patio directly adjoining the property.

55 Cromwells Meadow is perfect for first-time buyers, young families, or investors looking to update and personalise a home to their taste. With its superb location, this property presents a fantastic opportunity to create a comfortable and modern living space.

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 £10 is levied for each verification undertaken.



AT A GLANCE:

- End Terrace Property
- Two Double Bedrooms
- Gas Central Heating
- In Need Of Modernisation
- Enclosed Rear Garden
- Parking
- Sought After Location
- No Onward Chain

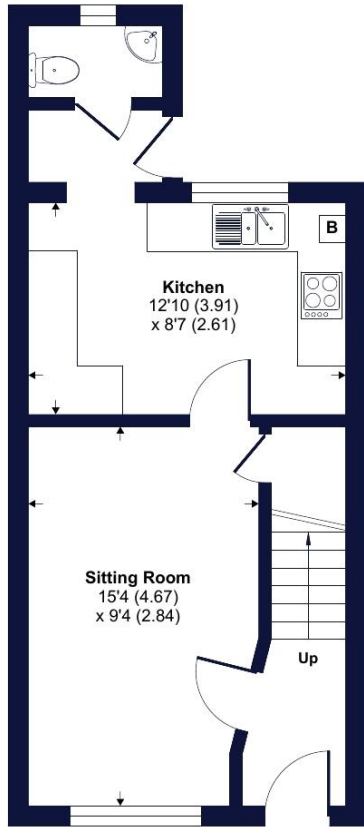
PROPERTY INFORMATION:

- COUNCIL TAX: Band B
- SERVICES: Mains Electric, Water & Drainage.
- BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach.
- MOBILE SIGNAL: You Are Likely To Have Good Coverage
- HEATING: Mains Gas Central Heating
- LISTED: No
- TENURE: Freehold

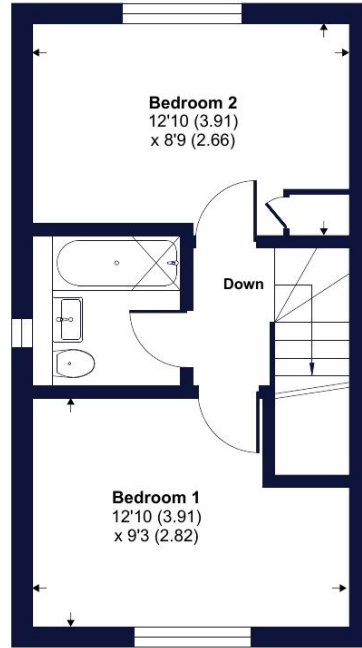
Cromwells Meadow, Crediton, EX17

Approximate Area = 664 sq ft / 61.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1167648

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	73	
(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	

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.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk