



10 Mill Street, CREDITON, EX17 3AA

Offers In Excess Of £400,000

An exceptional six bedroom detached property that provides flexible accommodation throughout and is located within a convenient area of town with ample parking and an enclosed garden.

Winkworth

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A beautifully presented, detached family home situated in a convenient town location just moments from the High Street and local amenities.

The accommodation, which is set across three floors, has undergone extensive renovations in recent years to now create a superbly presented and substantial property which could be extended further or adapted internally to suit a variety of different needs, making it a fantastic and versatile space.

As you enter the property, there is a light entrance hall which gives access to the study / office area, formerly being the garage but was converted to create additional accommodation. In addition, there is a dual aspect living room, separate dining area with built-in drinks cabinet and storage cupboard, WC, and a modern fitted kitchen which enjoys an outlook over the rear garden.

On the first floor, there are three very generously proportioned bedrooms, two with built in storage cupboards and a stylish and modern fitted family bathroom, with bath, walk in shower cubicle and basin with a separate toilet next door.

On the second floor, there are another three bedrooms and a shower room. This space could easily be adapted and made into a superb master suite with en-suite bathroom and walk in wardrobe if you do not require the additional rooms.

The garden has a decked area with steps leading to the second tier which is an area laid to lawn with space for hot tub and a path leading onto the home office/garden room which benefits from light and power and LAN connection. To the front of the property you have off road parking for approximately three vehicles and side access to the rear garden.

The current owners have also had drawings completed for an additional extension to the rear, which would create a larger kitchen and dining area. Please contact the office for further information.

DIRECTIONS

From our offices in the High Street head east, after the Parish Church bear left onto East Street. At the T junction turn right onto Mill Street and the property will be found on the right hand side.

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:

- Substantial Detached Family Home
- Six Bedrooms
- Gas Central Heating
- Superbly Presented Throughout
- Enclosed Rear Garden
- Garden Room With Light and Power
- Off Road Parking
- Potential for further Extension To Rear
- No Onward Chain

PROPERTY INFORMATION:

- COUNCIL TAX: Band C
- SERVICES: Mains Electric, Water & Drainage.
- BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 24. Full fibre to the house 900mbps and LAN connection to most rooms.
- MOBILE SIGNAL: Likely to receive good coverage.
- HEATING: Gas Central Heating
- LISTED: No
- TENURE: Freehold

Mill Street, Crediton, Devon, EX17

Approximate Area = 1544 sq ft / 143.4 sq m

Limited Use Area(s) = 60 sq ft / 5.5 sq m

Outbuilding = 86 sq ft / 7.9 sq m

Total = 1690 sq ft / 156.8 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: 1107017



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(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.



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