



18 Avranches Avenue, Crediton, EX17 2HB

Guide Price £205,000

Situated in an elevated position offering superb views across Crediton and the surrounding countryside, is this charming brick-built semi-detached home.

Winkworth

Crediton: 01363 773757
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Exeter: 01392 271177
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Tiverton: 01884 675 675
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This two-bedroom home features a bright living room, kitchen diner, enclosed garden and off-road parking for two cars.

Inside, the living room is a welcoming space and at the rear, the kitchen diner has ample space for both cooking and dining, with views over the garden and direct access to the outdoor area. Upstairs, there are two bedrooms and a family bathroom fitted with a white suite, with a shower over the bath, WC, and sink.

The rear garden enjoys a sunny aspect and is laid mostly to lawn. The driveway at the side of the property offers parking for two cars, and there is also a side gate providing rear access to the garden.

The property is offered to the market with no onward chain and would make an ideal first time home for someone or a great investment opportunity.

Avranches Avenue is a popular no-through road, offering a quiet setting with excellent access to local amenities. Schools, countryside walks, and a children's play park are all nearby, making it a great location for families.

Crediton is a thriving market town, around 20 minutes from Exeter, with a range of local shops, cafés, and supermarkets. The town also offers excellent transport links and well-regarded schools, including Queen Elizabeth's School.

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.



AT A GLANCE:

- Semi-Detached House
- Two Bedrooms
- Gas Central Heating
- Enclosed Rear Garden
- Ideal First Home Or Investment
- Driveway With Parking For Two Vehicles
- Fantastic Far Reaching Views
- Sought After Location
- No Onward Chain

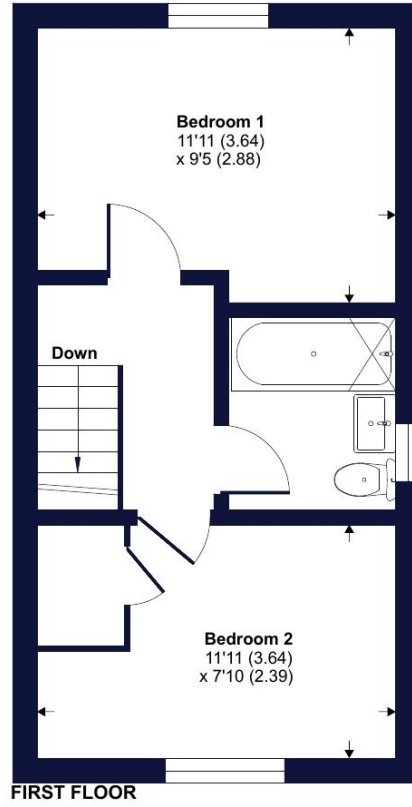
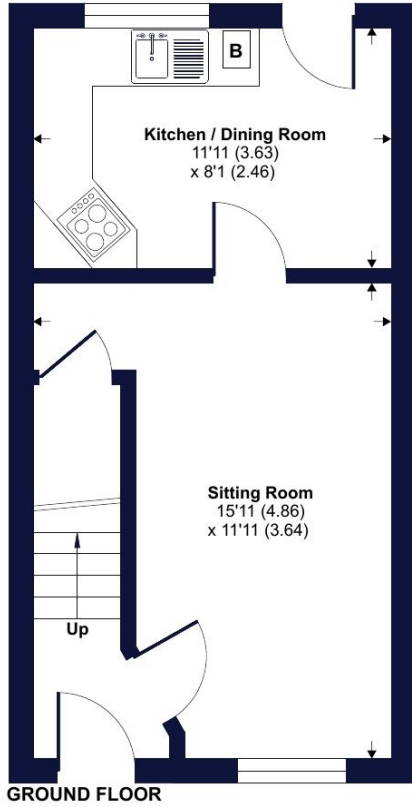
PROPERTY INFORMATION:

- COUNCIL TAX: Band B
- SERVICES: Mains Electric, Water & Drainage.
- BROADBAND: Superfast Broadband Available FTTC (Fibre To The Cabinet). Checked on Openreach.
- MOBILE SIGNAL: Coverage May Be Limited With Certain Providers
- HEATING: Gas Central Heating
- LISTED: No
- TENURE: Freehold

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Approximate Area = 588 sq ft / 54.6 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: 1192136



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(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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