



11 Prince of Wales Road, Crediton, EX17 2AG

£435,000 - Freehold

Offered in excellent condition is this deceptively spacious four / five bedroom detached chalet bungalow, offering versatile accommodation within this sought after area.

Winkworth

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The current owners have undertaken considerable improvements over the last few years, and the property now enjoys a lovely kitchen / dining room with modern fitted units, and Kenwood range cooker, underfloor heating and door opening onto the rear garden. Also on the ground floor is a good-sized living room with woodburner, and picture window to the front providing lots of light, as well as snug / 5th bedroom, bathroom with shower, two double bedrooms and good-sized entrance with understairs storage. On the first floor is the master bedroom with en-suite shower room, and built in wardrobes, as well as a further double bedroom with under eaves storage.

The property benefits from gas fired central heating, double glazing, and occupies an elevated location set back from the road with far reaching views. The property is set on a good sized plot, with beautifully maintained and well established front garden with lawns and numerous shrubs, steps to the front door, and drive providing parking and leading to garage with eaves storage. At the rear is a good sized and very private garden with further lawn, shrubs, seating areas and garden shed.

COUNCIL TAX: Band D

SERVICES: Mains Electric, Water & Drainage.

BROADBAND: Superfast Broadband Available FTTC (Fibre To The Cabinet). Checked on Openreach.

MOBILE SIGNAL: Good Coverage Likely

HEATING: Mains Gas

LISTED: No

TENURE: Freehold

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:

- Detached Chalet Bungalow
- Four / Five Bedrooms
- Gas Central Heating
- Beautifully Presented Throughout
- Recently Updated
- Enclosed Gardens
- Parking & Garage
- Sought After Location

PROPERTY INFORMATION:

- Freehold
- Council tax Band: D
- Mains electric, gas, water and drainage.

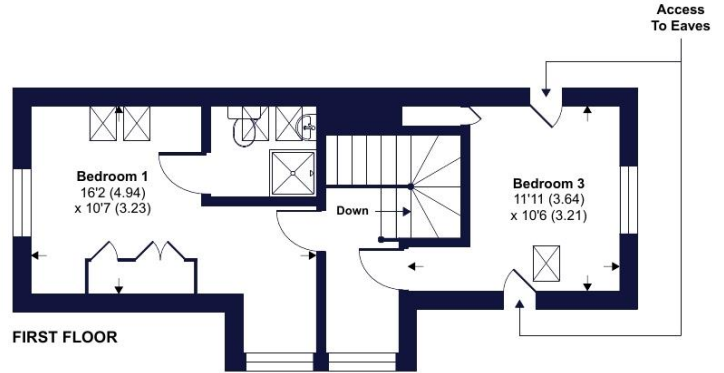
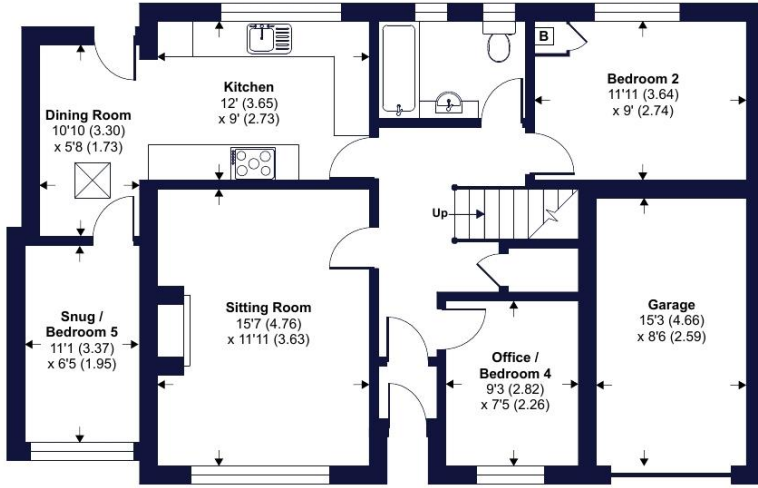
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Approximate Area = 1215 sq ft / 112.9 sq m

Garage = 128 sq ft / 11.9 sq m

Total = 1343 sq ft / 124.8 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: 1159778



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	82
(69-80) C	
(55-68) D	67
(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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