



36 Willow Walk, Crediton, EX17 1DD

Guide Price £285,000

A beautifully presented three-bedroom semi-detached home situated in one of the town's most sought-after residential areas.

Winkworth

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This charming property offers the perfect blend of comfort, space, and convenience, making it an ideal home for families, professionals, and those looking for a peaceful yet well-connected location.

Situated in a prime location, 36 Willow Walk enjoys close proximity to Crediton's excellent local amenities, including well-regarded schools, shops, and transport links. The town's vibrant community and picturesque surroundings make it a highly desirable place to live.

Upon entering, you are greeted by light and spacious accommodation throughout. The well-proportioned living room is filled with natural light, creating a warm and inviting atmosphere – perfect for relaxing or entertaining guests. The adjoining dining area provides a wonderful space for family meals and gatherings, with views over the garden adding to its appeal. The modern kitchen is thoughtfully designed with ample storage and workspace. A side door gives access to the rear garden.

This exceptional home offers everything you could wish for in a family property – space, style, and a fantastic location. Viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

DIRECTIONS: Using the What3Words App, search [tropic.playroom.drops](https://www.what3words.com/)

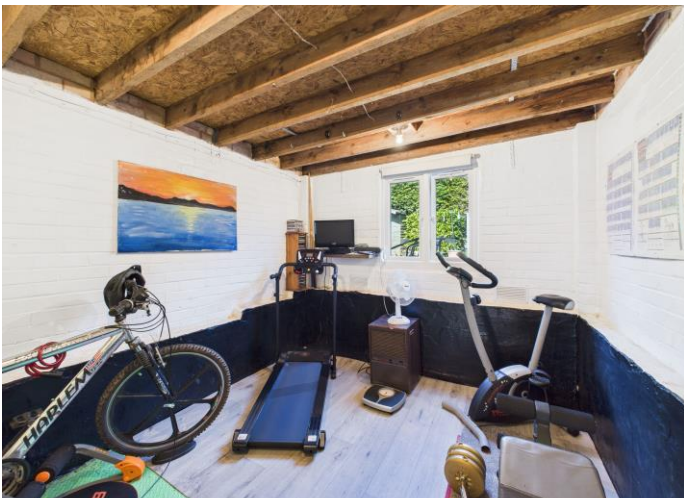
Upstairs, the property boasts three generously sized bedrooms. The master bedroom benefits from plenty of natural light while the additional bedrooms are perfect for children, guests, or a home office. A well-appointed, modern family bathroom completes the first floor.

NOTE: The Title contains restrictive covenants, please refer to agent for further details.

PLEASE NOTE:

Outside, a large driveway provides ample parking for multiple vehicles and leads to a garage, (currently used as a home gym), offering additional storage or potential workshop space. The rear garden is laid mostly to lawn with decked and patio areas ideal for outdoor dining or hosting friends and family.

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:

Delightful Semi-Detached Family Home

Three Bedrooms

Gas Central Heating

Well-Appointed Accommodation

Enclosed Level Gardens

Large Driveway With Ample Parking & Garage

Sought After Location

Close To Amenities

PROPERTY INFORMATION:

COUNCIL TAX: Band C

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electric & Water

DRAINAGE: Mains Drainage

BROADBAND: Part-Fibre Broadband Available

FTTC (Fibre to the Cabinet).

MOBILE SIGNAL: Coverage With Certain Providers

HEATING: Gas Central Heating

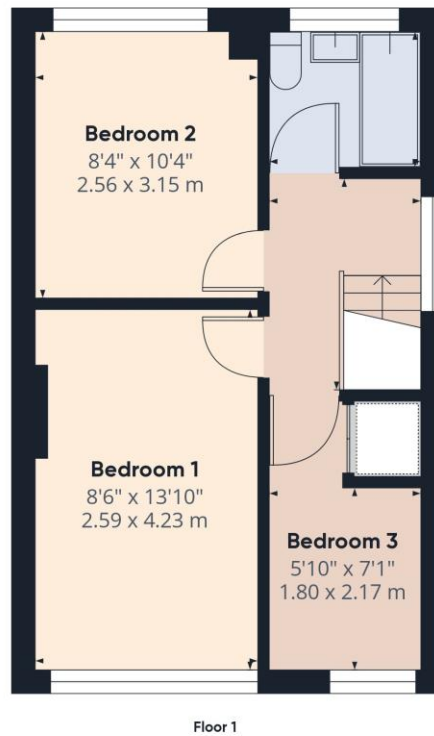
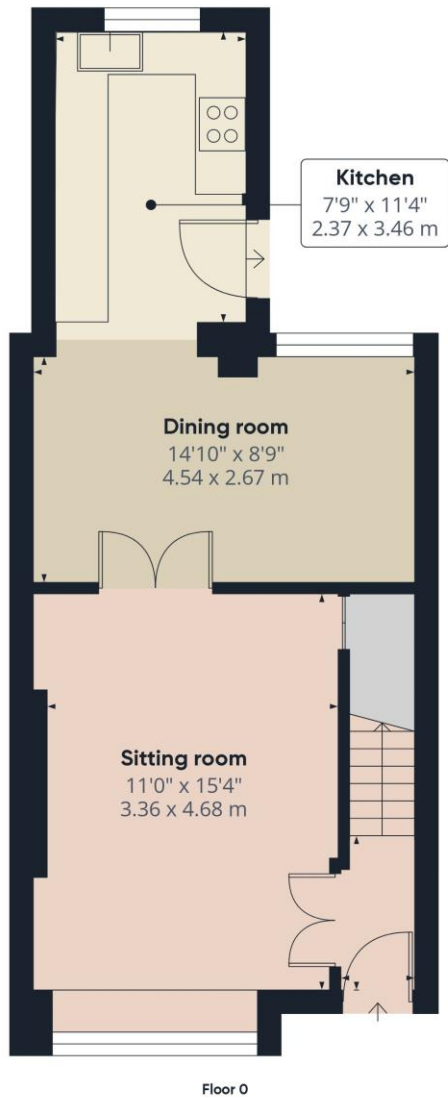
LISTED: No

TENURE: Freehold

CONSTRUCTION: Standard

CONSERVATION AREA: No

FLOOD RISK: Low



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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