



4 Peoples Park Road, Crediton, EX17 2DE

Offers In Excess Of £425,000

Situated in a fantastic location just a short walk from the High Street and its local amenities, is this beautifully presented four bedroom family home with large enclosed gardens, parking for two vehicles and views across Peoples Park and the town.

Winkworth

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A very exciting opportunity to acquire this fantastic semi-detached 1930's house boasting over 1500sqft of accommodation with substantial south-facing gardens and off road parking.

Internally, the property offers flexible and generously proportioned accommodation with high ceilings and large windows, giving a welcoming and light feel throughout.

There is a spacious entrance hall with staircase to first floor, understairs storage cupboard, and downstairs shower room. At the front of the property, you will find the kitchen/diner which is well appointed with a range of base and wall units, providing ample cupboard and drawer space, and opens beautifully into the dining area/sun room where you can enjoy views over the lovely gardens. Across the hallway is a second reception room, which is a very versatile space and could be used for a variety of different purposes including a home office, playroom, or additional bedroom. At the rear of the property, there is a substantial open plan sitting/dining room extending to over 23ft. and benefitting from woodburning stove and dual aspect views across the garden.

On the first floor, there are four good sized bedrooms, family white-suite bathroom and separate WC.

Outside, the property benefits from a substantial south facing garden which is well stocked with a variety of mature shrubs and trees creating a great deal of privacy. The level garden is laid mostly to lawn with a patio area for outdoor seating, a range of flower beds, greenhouse and a pond!

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:

Beautifully Presented 1930's House
Semi-Detached
Four Bedrooms
Gas Central Heating
Spacious & Light Accommodation
Fantastic Enclosed Gardens
Parking For Two Vehicles
Sought After Location
Close To Amenities

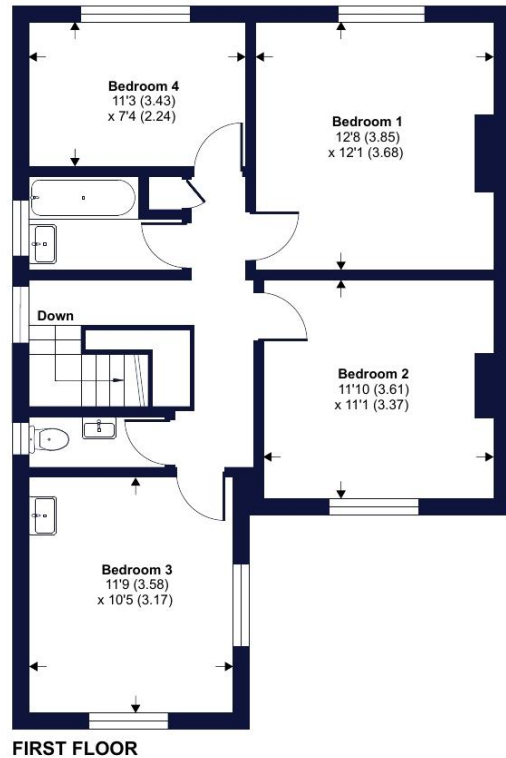
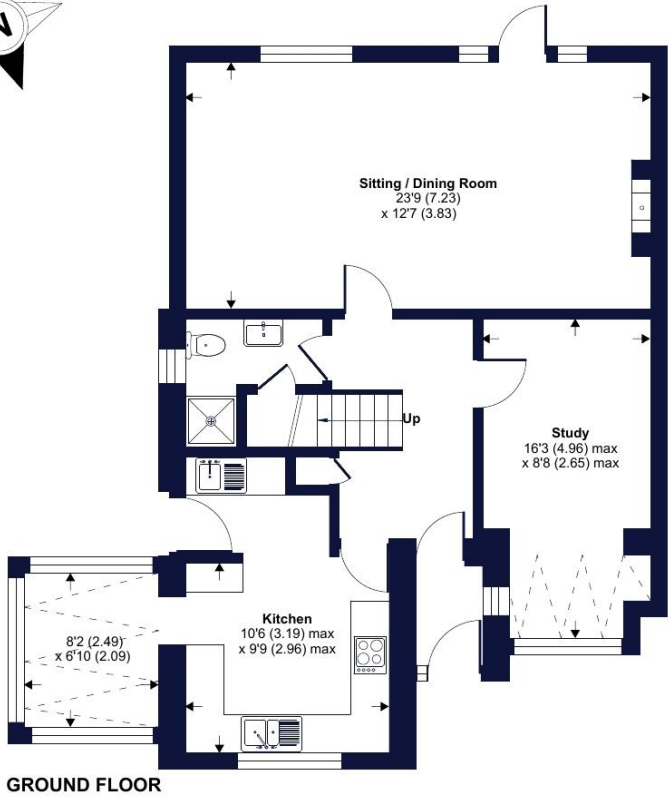
PROPERTY INFORMATION:

COUNCIL TAX: Band C
SERVICES: Mains Electric, Water & Drainage.
BROADBAND: Superfast Broadband Available FTTC (Fibre To The Cabinet). Checked on Openreach May 24.
MOBILE SIGNAL: Coverage May Be Limited With Certain Providers
HEATING: Gas Central Heating
LISTED: No
TENURE: Freehold

Peoples Park Road, Crediton, Devon, EX17

Approximate Area = 1518 sq ft / 141 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: 1122576

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(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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