



74 Westernlea, Crediton, EX17 3JE

Guide Price £470,000

Situated on the edge of Crediton, 74 Westernlea offers a wonderful opportunity to own a substantial family home in a highly sought-after location.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Set within a quiet cul-de-sac with no passing traffic, this property enjoys a private setting, backing onto open fields, and with no onward chain, this home is ready for you to move in and make it your own.

This generously sized home has been thoughtfully extended to offer flexible living spaces that cater to modern family needs. The ground floor includes an extension that can be used as an office or hobby room, with the added benefit of a second staircase leading to an additional bedroom or study upstairs. This space is linked to the main house but also has its own external entrance, making it ideal for use as an annexe or even for generating rental income through Airbnb.

The main house is well-presented throughout, with a recently renovated kitchen and dining area that has been opened up to create a larger, more sociable space. This modern kitchen is well-equipped with integrated appliances and ample cupboard and drawer space, and the adjoining living room is bright and airy, with dual-aspect windows allowing plenty of natural light to flood in.

On the ground floor, there is also a separate utility room, providing additional practical space, and a convenient WC. Upstairs in the main house, there are four comfortable bedrooms, including a master bedroom with a dressing area and ensuite shower room. A well-appointed family

bathroom, featuring a stylish freestanding bath, serves the remaining bedrooms.

The outdoor areas of this property are just as appealing. The front of the house features block-paved parking, leading to a detached double garage with electric doors, power, light, and water. A secure shed beside the garage provides additional storage for bikes or garden tools.

The rear garden is beautifully landscaped with paved seating areas, a lawn, and a designated hot tub area (HOT TUB INCLUDED). Steps lead up to an elevated terrace with glass balustrades, offering a perfect spot to enjoy the peaceful views of the surrounding fields.

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



AT A GLANCE:

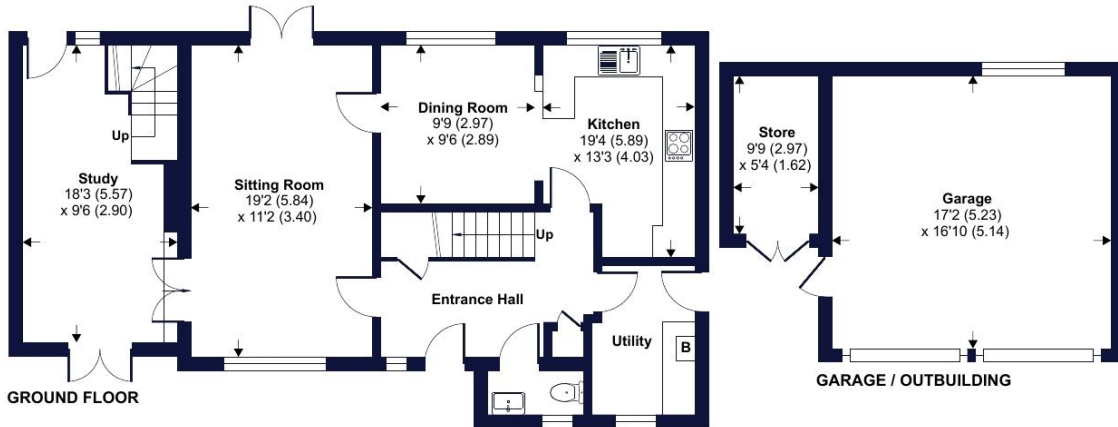
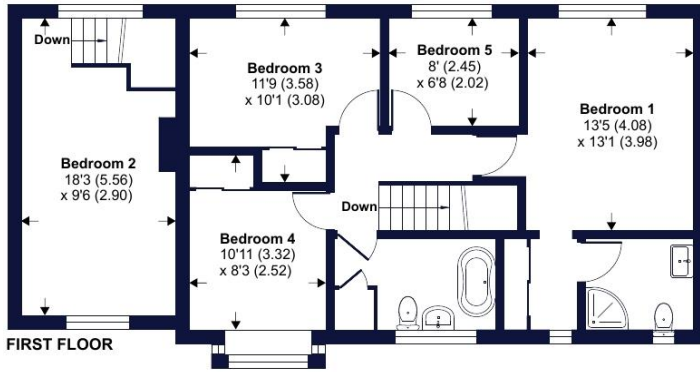
Substantial Detached Family Home
Four / Five Bedrooms
Gas Central Heating
Flexible Accommodation
Ideal For Multigenerational Living
Annexe Potential
Enclosed Rear Garden With Hot Tub
Driveway With Ample Parking
Double Garage
Sought After Development
No Onward Chain

PROPERTY INFORMATION:

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

Westernlea, Crediton, EX17

Approximate Area = 1617 sq ft / 150.2 sq m
 Garage = 288 sq ft / 26.7 sq m
 Outbuilding = 51 sq ft / 4.7 sq m
 Total = 1956 sq ft / 181.6 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: 1176430



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			
B (81-91)			
C (69-80)		73	82
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
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.



Crediton: 01363 773757
 crediton@winkworth.co.uk

Exeter: 01392 271177
 exeter@winkworth.co.uk

Tiverton: 01884 675 675
 tiverton@winkworth.co.uk