



Westminster House, Parliament Street, Cridton, EX17 2BP

Guide Price £295,000

Located in a convenient and attractive location on the town square, this spacious period residence benefits from substantial and flexible accommodation set across four floors.

Winkworth

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The High Street is located within a short walk, while the town square itself has a range of shops including coffee houses, the Three Little Pigs public house, and a popular whole foods shop. Newcombes Meadow park, the library, the children's centre and the doctors surgery are also all within walking distance.

The semi-detached house offers generously proportioned accommodation over four floors, with scope to convert the cellar into a self-contained flat / annexe, subject to the necessary planning permissions being sought. There is a sociable kitchen/dining room on the ground floor, with fitted kitchen units and open fireplace. Also on the ground floor is utility room and downstairs WC with a door opening onto the rear courtyard area. On the first floor is a double bedroom, shower room, and a large living room with dual aspect over the town square. The room has an open cast iron feature fireplace, and ornate plaster ceiling coving giving a very period feel. The second floor has a further two double bedrooms, again having views over the town square and rear courtyard, and a large family bathroom comprising panelled bath, WC and wash basin.

Outside is a fully enclosed courtyard garden with large store shed / workshop with lighting and power, access onto the side lane, and steps down to the cellar area which has two rooms and could be converted to use for a variety of different uses.

DIRECTIONS

From our High Street offices proceed down North Street onto the square. Number Two is located to the right of the Three Little Pigs public house.

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:

Substantial Semi Detached Period House
Three Bedrooms
Gas Central Heating
Accommodation Set Across Four Floors
Large Basement With Potential To Convert
Courtyard Area
Fantastic Location Overlooking The Town Square
Close To All Amenities

PROPERTY INFORMATION:

COUNCIL TAX: Band C
SERVICES: Mains Electric, Water & Drainage.
MOBILE COVERAGE: You are likely to receive good coverage.
BROADBAND: Super-Fast Broadband Available. FTTC (Fibre to the Cabinet) Checked on Openreach April 24.
HEATING: Gas Central Heating
LISTED: Grade II
TENURE: Freehold.
FLOOD RISK - Surface water medium risk of flooding - Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year.

NOTE: There is no private or allocated parking available with the property.



GROSS INTERNAL AREA
 BASEMENT: 36.28 m2, GROUND FLOOR: 45.58 m2, SECOND FLOOR: 46.3 m2, THIRD FLOOR: 42.02 m2
 TOTAL: 170.18 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	54	
(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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