



89 Willow Walk, CREDITON, EX17 1FE

Guide Price £250,000

Located in a popular town edge setting, is this exceptionally well presented two-bedroom semi-detached new build house.

**Winkworth**

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Built in 2018, this delightful property offers contemporary living with all the comforts of a new build, making it an ideal home for first-time buyers, small families, or those looking to downsize.

Internally, the property is designed with practicality and style in mind. The kitchen diner is fitted with modern integrated appliances, including an oven, hob, and extractor hood, and the ample counter space and storage cabinets provide a good amount of storage. Large patio doors lead to the rear garden and allow plenty of natural light.

The good sized living room is neutrally decorated and provides a versatile backdrop that can easily accommodate any personal style or design preference.

The property includes two spacious bedrooms and a family bathroom which features a modern three-piece suite, including a bathtub with an overhead shower.

Outside, there is a generously proportioned and well-maintained rear garden which is mostly laid to lawn with a patio area directly adjoining the property and timber built

garden shed. the garden is enclosed with timber fencing creating a great deal of privacy. To the front, there is a driveway providing parking for two vehicles.

Willow Walk is situated in the charming town of Crediton, known for its friendly community and beautiful countryside surroundings. The town offers a range of local amenities, including shops, schools, and leisure facilities. Excellent transport links provide easy access to Exeter and beyond, making this location ideal for both local living and commuting.

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:

New Build Semi-Detached House  
Two Bedrooms  
Gas Central Heating  
Presented In Excellent Order Throughout  
Large Enclosed Rear Garden  
Driveway & Ample Parking  
Sought After Town Edge Location  
Close To Amenities

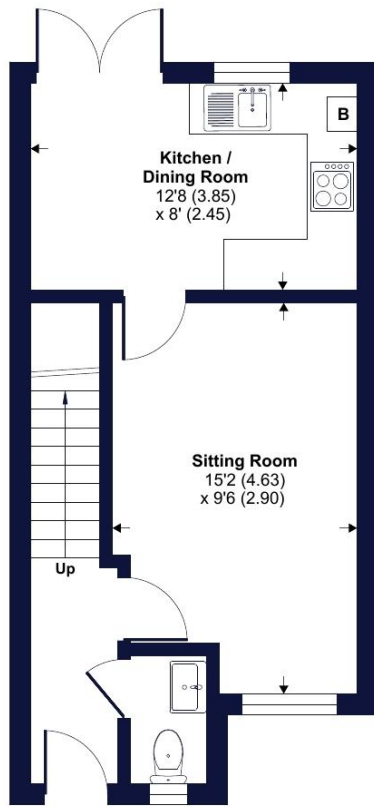
#### PROPERTY INFORMATION:

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

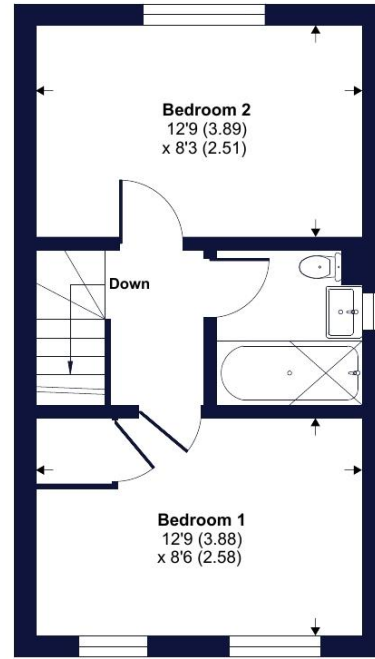
# Willow Walk, Crediton, EX17

Approximate Area = 625 sq ft / 58 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1148317

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>97</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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