



16 Avranches Avenue, Crediton, EX17 2HB

Guide Price £250,000

A beautifully presented semi-detached house located in a popular edge-of-town setting. This modern, brick-built home offers a perfect blend of style and practicality, making it an ideal choice for couples, small families, or those seeking a comfortable, low-maintenance property.

Winkworth

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This beautifully presented, semi-detached house is set in a popular and convenient location on the edge of town. Modern in design and thoughtfully improved by the current owner, the property offers comfortable living with two spacious double bedrooms, a generous living area, and a versatile conservatory, perfect for year-round use.

Downstairs, the accommodation flows beautifully, with a cosy living room leading to a well-appointed kitchen/breakfast room, which features an integrated oven and four-ring gas hob. To the rear of the property, a centrally heated conservatory offers an additional space that's ideal for dining or relaxing.

On the first floor, both bedrooms are fitted with bespoke wardrobes, offering excellent storage solutions. The second bedroom benefits from lovely views stretching over rooftops towards the surrounding countryside, adding to its appeal. These bedrooms are served by a contemporary shower room, comprising a white suite with double shower base, and a heated towel rail for comfort.

Externally, a large driveway provides ample off-road parking for several vehicles. A neat lawned front garden sits adjacent, while gated access leads to the enclosed side and rear

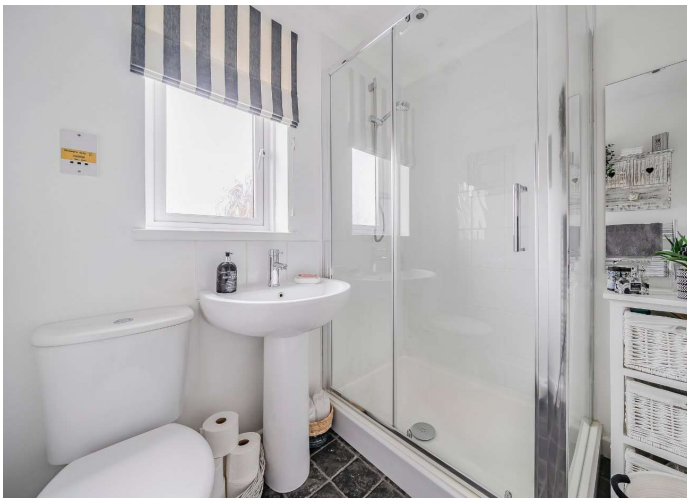
gardens. A practical garden shed, complete with power, adds further utility.

Located in the historic market town of Crediton, this home benefits from both the charm of rural living and the convenience of nearby amenities. Crediton offers a range of independent shops, cafés, and a weekly farmers' market, as well as excellent transport links to Exeter, just a 20-minute drive away. The town also boasts a highly regarded community college and a leisure centre, catering to both families and professionals alike.

This delightful home offers an appealing mix of modern comforts, attractive outdoor space, and a convenient yet peaceful location.

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 £25 is levied for each verification undertaken.



AT A GLANCE:

Beautifully Presented Semi-Detached Home
Two Double Bedrooms
Gas Central Heating
Superb Order Throughout
Enclosed Gardens
Driveway With Ample Parking
Sought After Location
Ideal First Home Or Investment

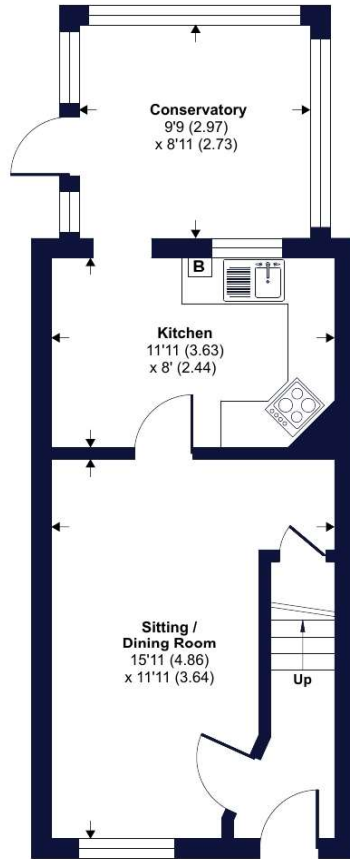
PROPERTY INFORMATION:

COUNCIL TAX: Band B
SERVICES: Mains Electric, Water & Drainage.
BROADBAND: Superfast Broadband Available.
MOBILE SIGNAL: Coverage May Be Limited With Certain Providers
HEATING: Mains Gas Central Heating
LISTED: No
TENURE: Freehold

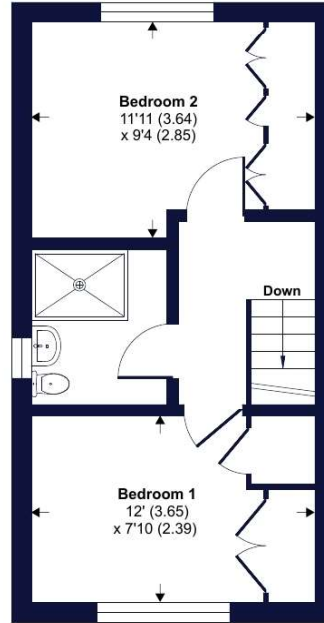
Avranches Avenue, Crediton, EX17

Approximate Area = 679 sq ft / 63 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for Winkworth. REF: 1203339



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(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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