



26 Lanscore, Crediton, EX17 3LW

Offers In Excess Of £200,000

We are pleased to introduce this charming and fully refurbished Grade II Listed two bedroom house located in the heart of Crediton. This delightful property offers modern living while retaining its original character. The recent refurbishment includes a new roof, ensuring peace of mind and durability for years to come.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
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Tiverton: 01884 675 675
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Interior Details;

EXTERIOR DETAILS

GROUND FLOOR

Rear Garden; Private and secure rear garden, ideal for outdoor activities and relaxation.

Entrance Hall; Welcoming entrance vestibule with access to the living room and kitchen.

LOCATION

Living Room; Bright and airy living room with double frontage, providing plenty of natural light, and featuring a new log burner for those cozy evenings.

26 Lansdowne is situated in a desirable part of Crediton, known for its friendly community and excellent amenities. The property is within walking distance of local shops, schools, and parks. Public transport links are readily available, providing easy access to surrounding areas and Exeter city centre.

Kitchen; Contemporary kitchen featuring modern appliances, ample countertop space, and stylish cabinetry. Door to rear garden.

Viewing Arrangements

Shower Room; Stylish and modern fitted bathroom suite with walk in shower cubicle, low level WC and wash basin.

Viewings are highly recommended to fully appreciate the quality and value of this wonderful home. For more information or to arrange a viewing, please contact our office.

FIRST FLOOR

PLEASE NOTE:

Master Bedroom; Spacious double bedroom and views of the surrounding area with window to front elevation.

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.

Second Bedroom; Another generous bedroom with plenty of storage space.



AT A GLANCE:

- Charming Terraced Property
- Two Bedrooms
- Gas Central Heating
- Grade II Listed
- Recently Refurbished Throughout
- New Roof Fitted In 2020
- Woodburning Stove
- Enclosed Rear Garden
- Situated In A Prime Location
- Close To Amenities

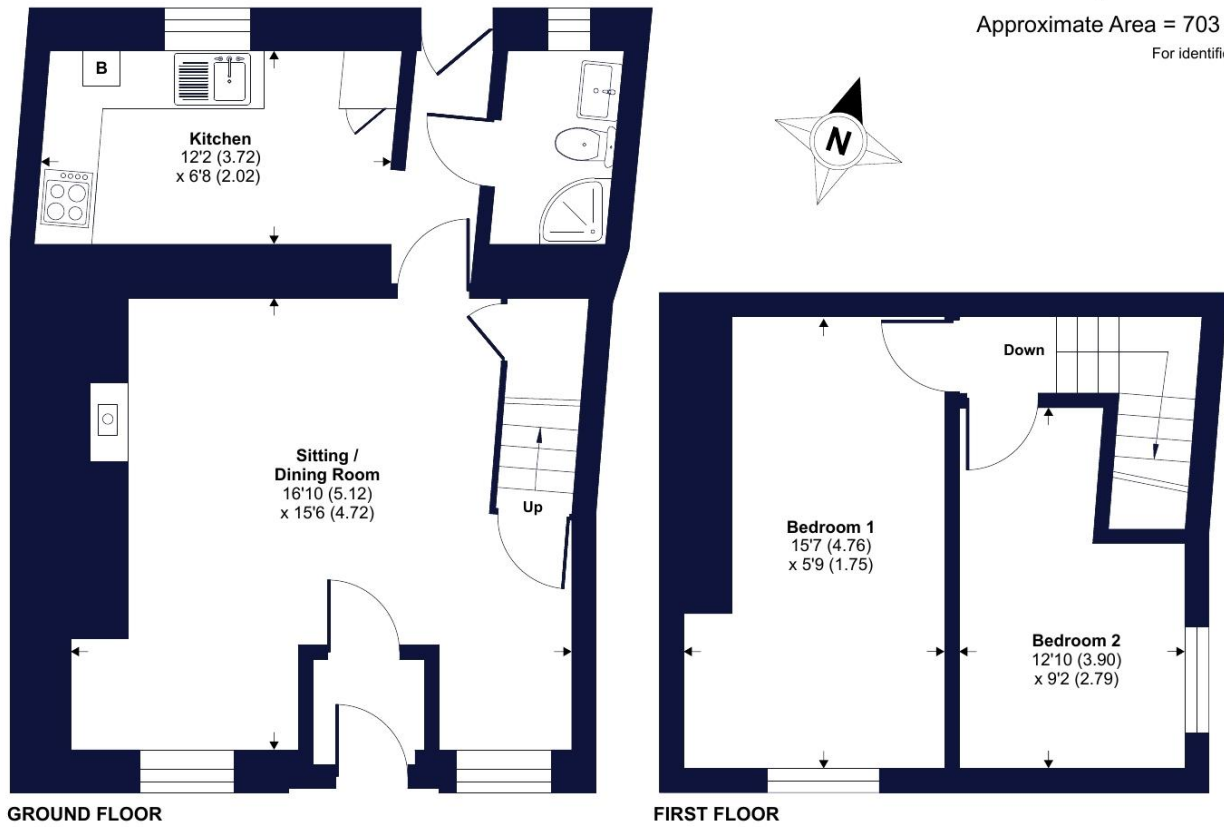
PROPERTY INFORMATION:

- SERVICES:** Gas Central Heating, Mains Water, Drainage, Mains Electric.
- BROADBAND:** High-speed broadband available in the area.
- MOBILE SIGNAL:** Good mobile phone signal with major providers.
- EPC:** D
- COUNCIL TAX:** Band A
- TENURE:** Freehold.
- LOCAL AUTHORITY:** Mid Devon District Council.

Landscore, Crediton, EX17

Approximate Area = 703 sq ft / 65.3 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: 1146017



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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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