



51 Spruce Park, Crediton, EX17 3HJ

Offers In Excess Of £295,000

A substantial three-bedroom end terrace property situated on a large corner plot with extensive gardens and a single storey extension with scope to add your own stamp.

**Winkworth**

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A very exciting opportunity to purchase this beautifully presented three-bedroom end terrace home situated on a generous corner plot in Crediton. This property boasts substantial gardens, providing an impressive outdoor space perfect for relaxation, gardening, or entertaining.

Inside, the home is in excellent condition, having been recently updated with modern finishes throughout. The living area offers a welcoming space with woodburning stove, while the kitchen is both practical and stylish, featuring ample storage and counter space. A convenient utility room at the back provides extra functionality for laundry and storage needs.

The property includes two stylish shower suites, one conveniently located on the ground floor. Upstairs, you'll find three well-proportioned bedrooms and another contemporary shower suite.

A notable feature of this property is the single-storey side extension. While unfinished, it presents an exciting opportunity for buyers to customise the space to their liking, whether as an additional living area, a home office, or a playroom.

Although not owned with the property, it comes with access to two parking spaces, ensuring convenient parking for residents.

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.

COUNCIL TAX: Band B

SERVICES: Mains Electric, Water & Drainage.

BROADBAND: Superfast Broadband Available FTTC (Fibre To The Cabinet). Checked on Openreach.

MOBILE SIGNAL: You Should Expect To Receive Good Coverage

HEATING: Mains Gas

LISTED: No

TENURE: Freehold



**AT A GLANCE:**

- End-Terrace Family Home
- Three Bedrooms
- Gas Central Heating
- Single Storey Side Extension
- Scope To Add Your Own Stamp
- Extensive Corner Plot With Substantial Gardens
- Close To Amenities

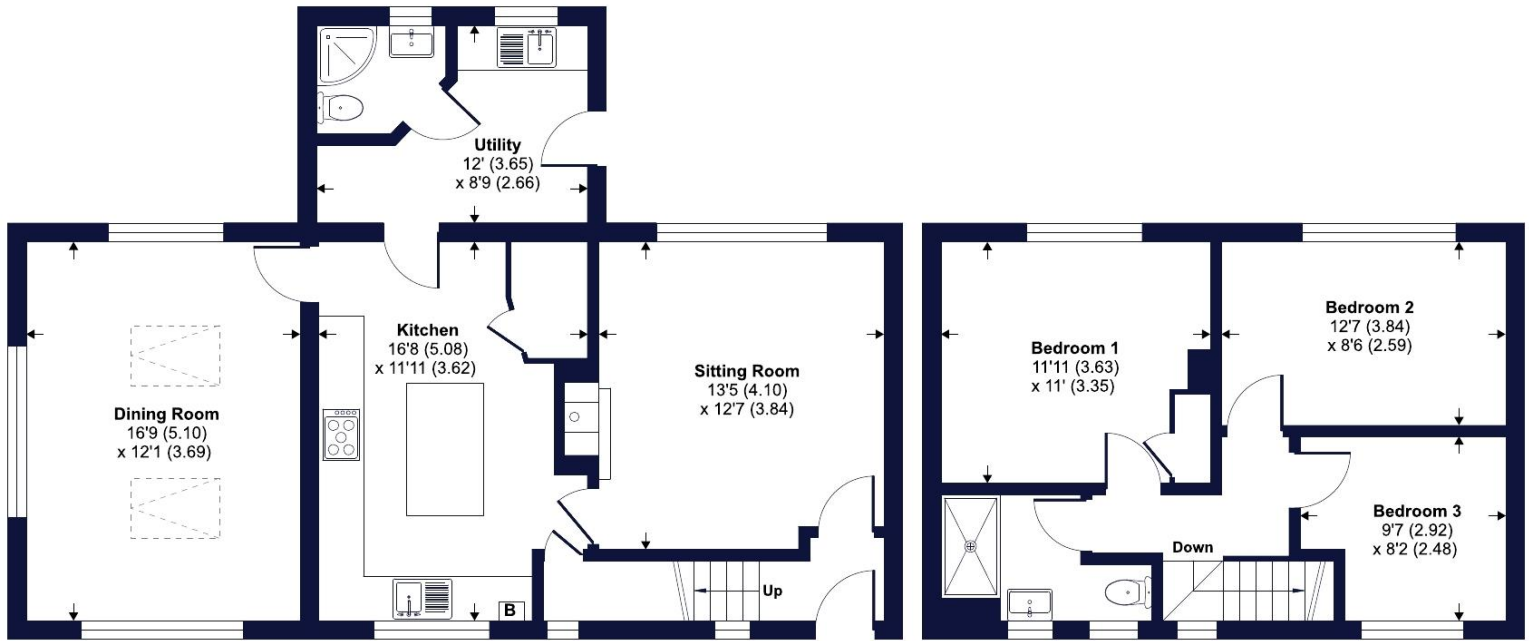
**PROPERTY INFORMATION:**

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- SERVICES: Mains Electric, Water & Drainage.
- HEATING: Mains Gas
- TENURE: Freehold

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Approximate Area = 1166 sq ft / 108.3 sq m

For identification only - Not to scale

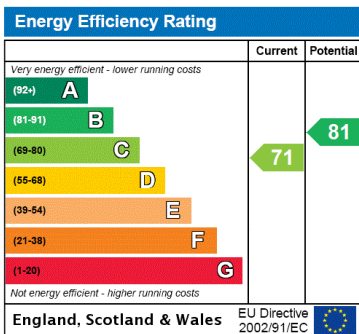


GROUND FLOOR

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: 1160976



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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