



10 Blagdon Close, Crediton, EX17 1EL

Guide Price £295,000

A bright and spacious, 3 bedroom, semi-detached family home, located in a popular residential area, with wonderful, landscaped gardens, off street parking and a single garage.

Winkworth

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Situated in an extremely popular residential area of Crediton, this attractive and beautifully presented family home offers bright, well-proportioned accommodation, ideally suited to a young family or those seeking a stylish home within easy reach of the town centre and its excellent range of amenities.

On entering the property, a predominantly glazed entrance porch, opens into the inner hallway, with stairs rising to the first floor and useful open storage beneath. The spacious, dual-aspect reception room is a particular feature, with large windows allowing plenty of natural light to fill the room. The layout lends itself to two distinct areas, providing a comfortable sitting room and a separate dining space, ideal for both everyday family life and entertaining.

The contemporary kitchen enjoys a pleasant rear aspect overlooking the garden and is fitted with an array of matching base and wall units, providing practical storage and workspace. A rear door offers convenient access to the outside.

On the first floor, there are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a third single bedroom which would also make an ideal nursery or home office. Completing the accommodation is a stylish family bathroom, fitted with a bath and shower over, wash basin, WC and a ladder-style heated towel rail.

Outside, the front garden is laid to lawn, with a driveway providing off-road parking for two vehicles and leading to a single garage.

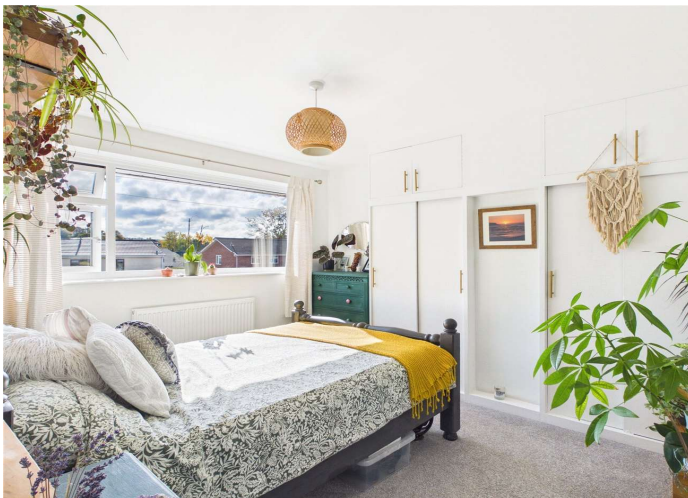
The rear garden is a real delight, having been thoughtfully landscaped to create an attractive and established outdoor space. Two areas of lawn are complemented by well-stocked flower borders, mature shrubs and a pathway leading through the garden. A delightful patio provides an inviting spot for outdoor dining or relaxing, while a garden shed offers further useful storage.

Combining a convenient location, beautifully presented interiors and an appealing garden, this lovely home offers an excellent opportunity for buyers seeking comfortable family living within easy reach of Crediton's town centre and amenities.

DIRECTIONS: Using the What3Words App, [searchstormy.vows.decking](https://www.what3words.com/)

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SUMMARY

- Sought after residential area of CREDITON
- Bright and spacious family home
- 3 bedroom semi-detached property
- Well-presented throughout
- Generous, landscaped gardens
- Off-street parking and single garage

PROPERTY INFORMATION:

COUNCIL TAX: Band D

LOCAL AUTHORITY: Mid Devon Council

SERVICES: Mains electricity, water and gas

DRAINAGE: Mains drainage

HEATING: Gas central heating

BROADBAND: Broadband available

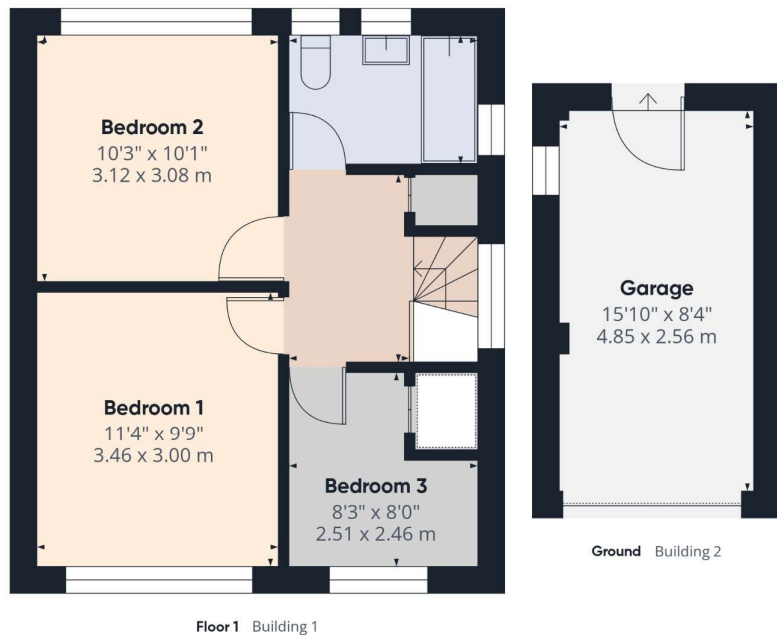
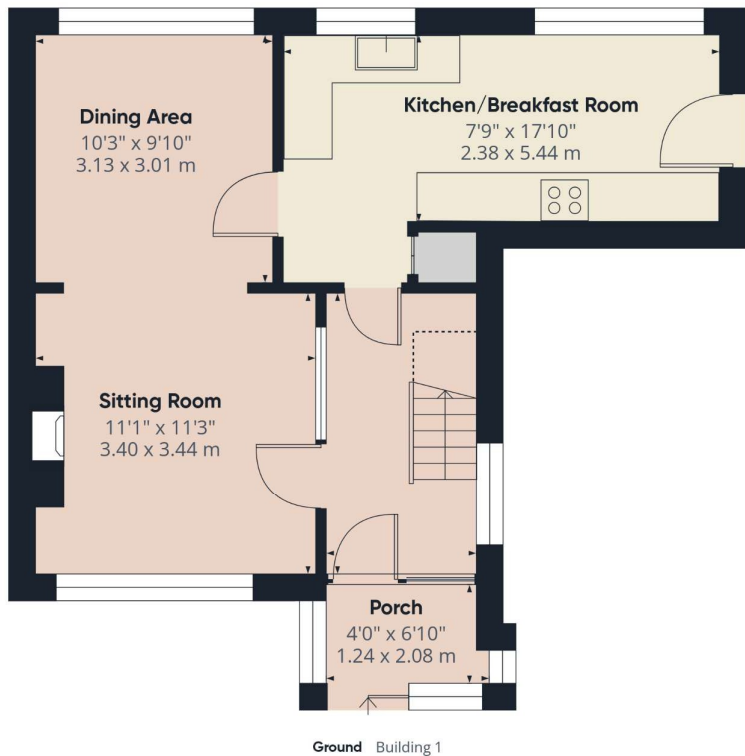
MOBILE SIGNAL: Good service

LISTED: No

TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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