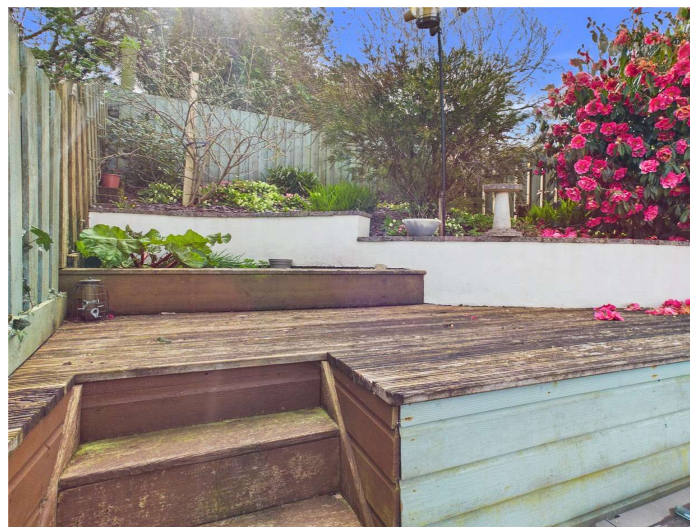




42 Town Park, Crediton, EX17 3JN

Guide Price £244,000

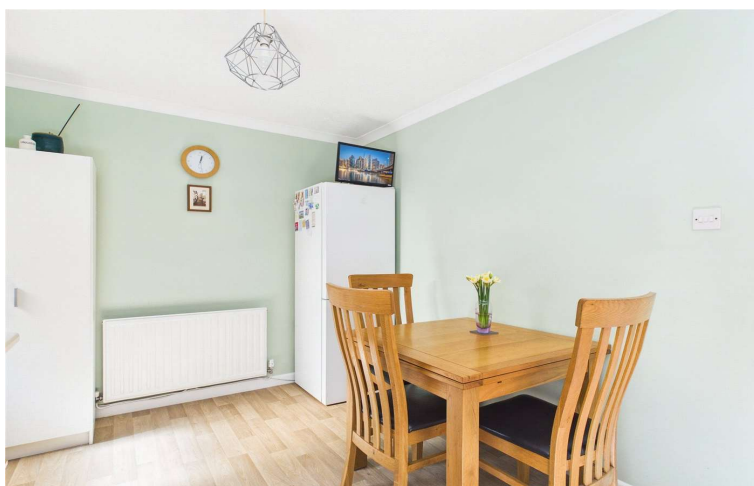
A well-presented 3 bedroom town house located in the heart of Crediton with views across the town, off street parking, garage and a charming, terraced garden.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



A well-presented mid-terrace, 3 storey townhouse situated in the heart of Crediton, enjoying attractive views across the town. This bright and spacious home offers versatile accommodation, making it an ideal purchase for first-time buyers or those seeking convenient town living, just a short walk from local amenities.

The ground floor comprises an entrance hall and integral garage. On the first floor, a generous sitting room benefits from a pleasant urban outlook, while the kitchen/dining room is fitted with a range of matching base and wall units and provides direct access to the rear garden.

The second floor hosts three bedrooms along with a modern shower room, completing the internal accommodation.

Externally, the property features a driveway to the front providing off-street parking for 2 vehicles. To the rear, the terraced garden offers a combination of patio seating areas and well-stocked flower beds, creating an attractive and low-maintenance outdoor space.

DIRECTIONS - What3Words -berated.anchovies.hired

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.

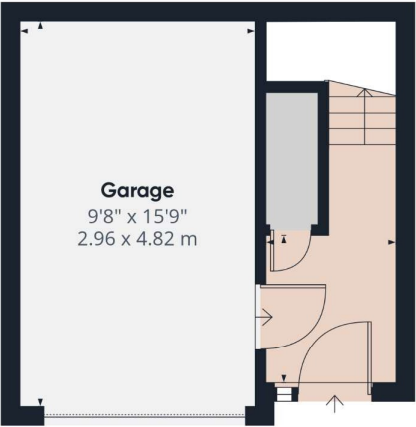


SUMMARY

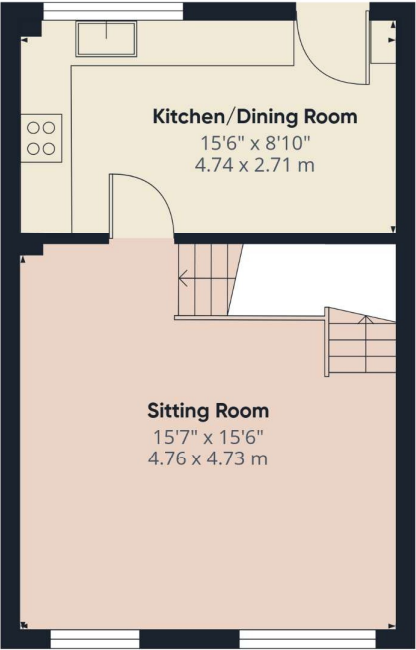
- Located in the heart of Crediton
- Mid-terrace, 3 storey town house
- Bright and spacious accommodation
- 3 bedrooms
- Rear terraced garden
- Off street parking and integral garage

PROPERTY INFORMATION:

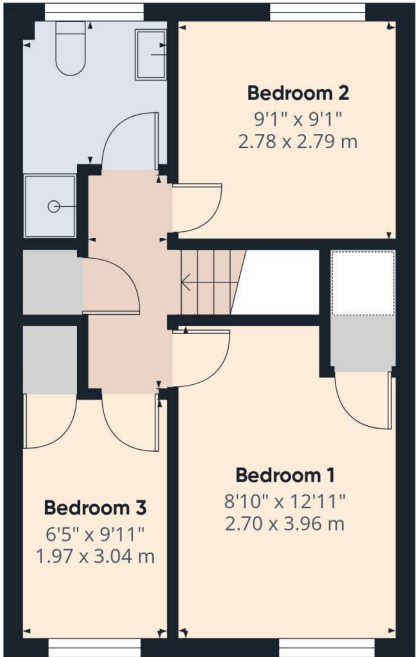
COUNCIL TAX: Band C
 LOCAL AUTHORITY: Mid Devon
 SERVICES: Mains Electric & Water
 DRAINAGE: Mains Drainage
 BROADBAND: Yes
 MOBILE SIGNAL: Good coverage
 HEATING: Gas Central Heating
 LISTED: No
 TENURE: Freehold
 CONSERVATION AREA: No
 FLOOD RISK: Low



Ground



Floor 1



Floor 2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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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