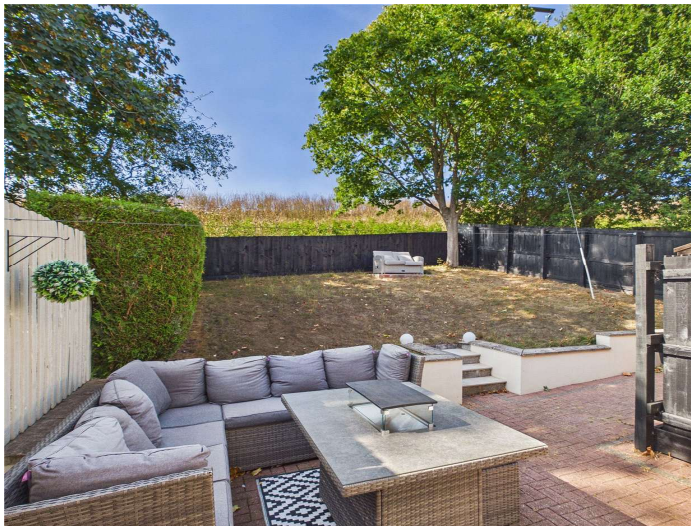




67 Queen Elizabeth Drive, Crediton, EX17 2EH

Guide Price £235,000

A stylish and immaculately presented 2 bedroom end of terrace home, offering a generous garden and off street parking for 2 cars, located in a popular residential area in Crediton.

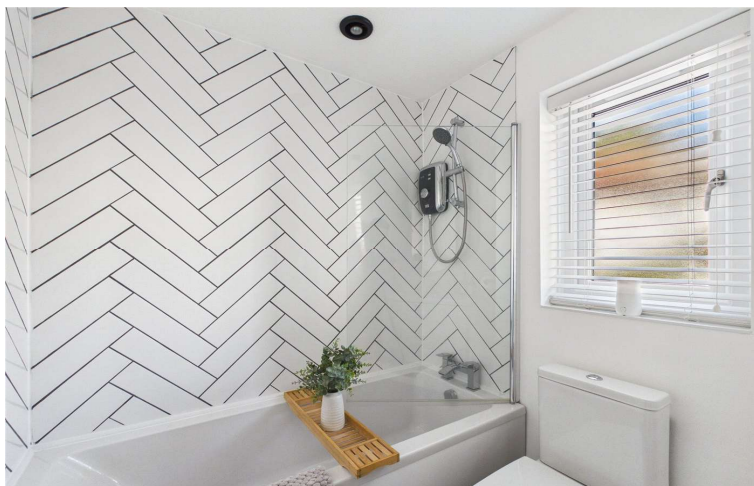
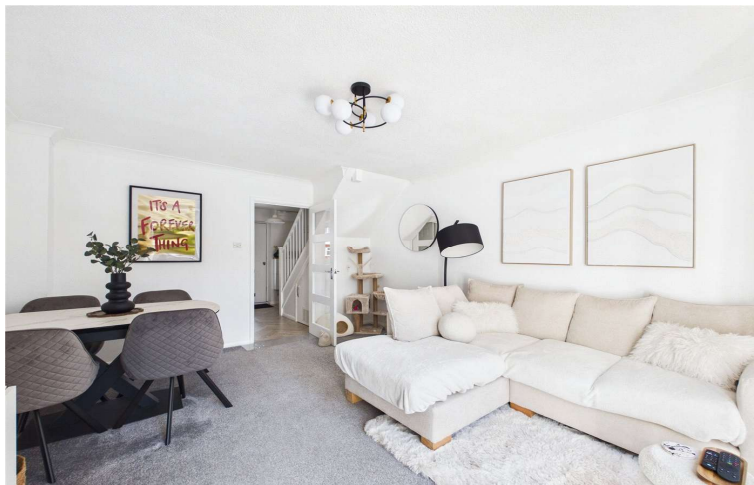
Winkworth

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



Located in a popular residential area on the edge of Crediton, this stylish and immaculately presented end-of-terrace home offers bright and inviting accommodation, ideally suited to a wide range of buyers. Built in 1998, the property has been beautifully maintained and provides a wonderful opportunity for those seeking a move-in-ready home in a convenient location.

The accommodation is thoughtfully arranged with two bedrooms, a contemporary bathroom, a modern fitted kitchen and a spacious sitting/dining room. Patio doors from the living space open directly onto the rear garden, creating a lovely connection between the inside and outside and allowing plenty of natural light to fill the room.

Enjoying the benefit of its end-of-terrace position, the property boasts a particularly generous enclosed rear garden, predominantly laid to lawn with a patio area providing an ideal space for al fresco dining, entertaining or simply relaxing outdoors.

To the side of the property, a long driveway provides off street parking for two cars and is complemented by an EV charging point.

Crediton offers an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities, along with well-regarded schools for all ages. The town also benefits from excellent transport links, with a regular bus service and rail connections to Exeter, making this a convenient location for those wishing to enjoy the facilities of the town while remaining within easy reach of the city.

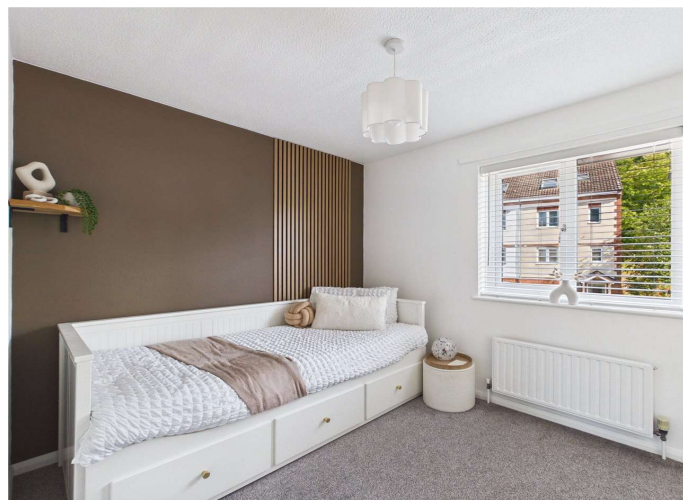
DIRECTIONS: Using the What3Words App, search [supplied.unscathed.inventors](https://www.what3words.com/supplied.unscathed.inventors)

AGENTS NOTE:

Under the requirements of Section 18 of the Estate Agents Act 1979 and the Provision of information Regulations 1991, notice is hereby given that the Seller of this property is a Connected Person, being an employee of Winkworth.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.



SUMMARY

- Popular residential area in CREDITON
- Stylish and immaculately presented accommodation
- 2 bedroom, end-of-terrace home
- Generous enclosed rear garden with patio area
- Off street parking for 2 cars and EV charger

PROPERTY INFORMATION:

COUNCIL TAX: Band B

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electricity, Water, Gas & EV Charger

DRAINAGE: Mains Drainage

BROADBAND: Broadband Available

MOBILE SIGNAL: Good Coverage

HEATING: Gas Central Heating

LISTED: No

TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low

Sitting/Dining Room
14'0" x 12'0"
4.29 x 3.66 m

Kitchen
9'1" x 5'10"
2.78 x 1.78 m

Ground

Bedroom 1
8'0" x 12'1"
2.45 x 3.69 m

Bedroom 2
7'10" x 8'10"
2.40 x 2.70 m

Floor 1

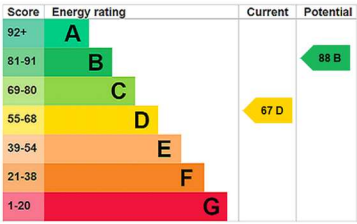
Winkworth

Approximate total area⁽¹⁾
528 ft²
49 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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