



1 Blagdon Rise, CREDITON, EX17 1EN

Guide Price £425,000

A bright, spacious and extended, 5 bedroom family home, well-presented throughout, with off-street parking, garage, summerhouse and delightful garden.

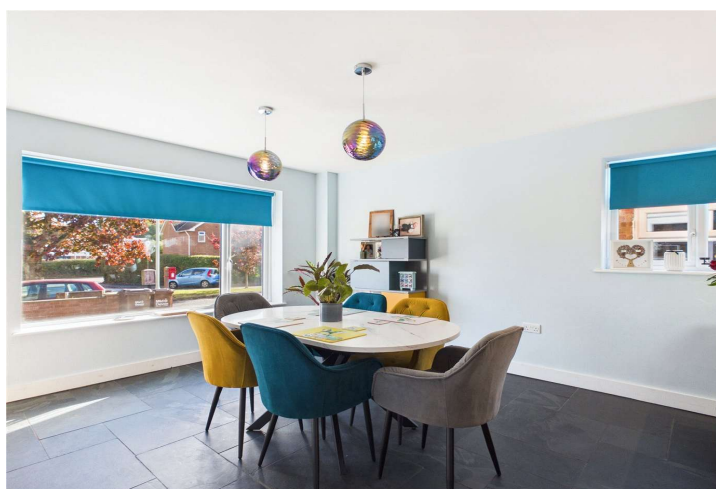
Winkworth

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Located in a popular residential area of CREDITON, approximately half a mile from the town centre and its range of amenities, this impressive semi-detached family home has been thoughtfully renovated and extended by the current owner to create a stylish and versatile home, ideally suited to modern family living. Offering over 1,700 sq. ft of accommodation, the property provides five double bedrooms, generous reception space and well-appointed facilities, making it an excellent choice for larger families or those seeking flexible accommodation for multi-generational living.

The ground floor is centred around an impressive triple-aspect kitchen/dining room, providing a wonderful space for both everyday family life and entertaining. The kitchen offers ample room for dining and socialising, with double doors opening directly onto the rear garden, creating a natural connection between the indoor and outdoor spaces. A separate utility room provides useful additional storage and practicality. For more relaxed evenings, the generous dual-aspect sitting room offers a comfortable retreat, with a woodburning stove forming an attractive focal point and double doors leading out to the garden. A guest cloakroom completes the ground-floor accommodation.

The first floor has been arranged to provide 5 well-proportioned double bedrooms, offering considerable flexibility for family members, guests or those requiring space to work from home. The principal bedroom benefits from a dedicated dressing area and an ensuite shower

room, creating a private and comfortable space. The remaining bedrooms are served by a family bathroom, fitted with a bath and shower over, wash basin and WC.

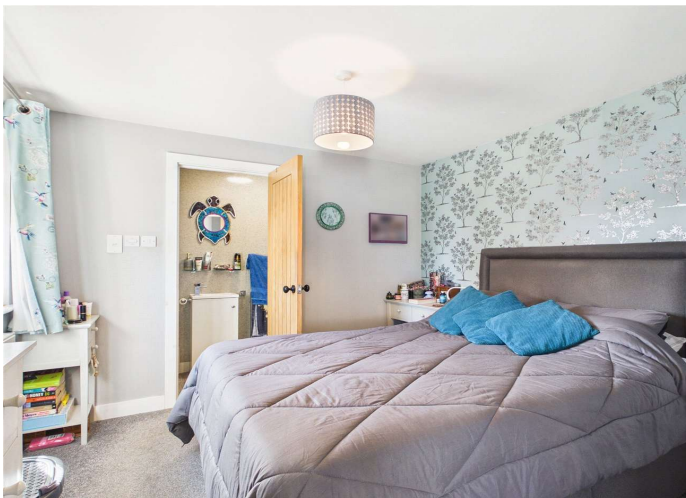
Outside, the property is approached via a low-maintenance front garden, with a driveway providing off-road parking and access to a single garage. The rear garden has been designed to provide a pleasant space for outdoor dining and relaxation, with a patio area, raised lawn and planted borders. A summerhouse provides an additional feature, offering potential for use as a hobby space, garden retreat or home office.

Combining generous proportions, stylish living space and a flexible 5 bedroom layout, this substantial home offers an appealing balance of family practicality and entertaining space, all within convenient reach of CREDITON's town centre and its amenities.

DIRECTIONS: Using the What3Words App, searchbungalows.finger.human

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SUMMARY

- Sought after residential area of CREDITON
- Extended family home with 5 bedrooms
- Bright, spacious and versatile accommodation
- Family bathroom, master ensuite and guest cloakroom
- Enclosed rear garden with lawn, patio and summerhouse/studio
- Off street parking and single garage

PROPERTY INFORMATION:

COUNCIL TAX: Band D (Could be reviewed after Sale)

LOCAL AUTHORITY: Mid Devon Council

SERVICES: Mains electricity, water and gas

DRAINAGE: Mains drainage

HEATING: Gas central heating

BROADBAND: Broadband available

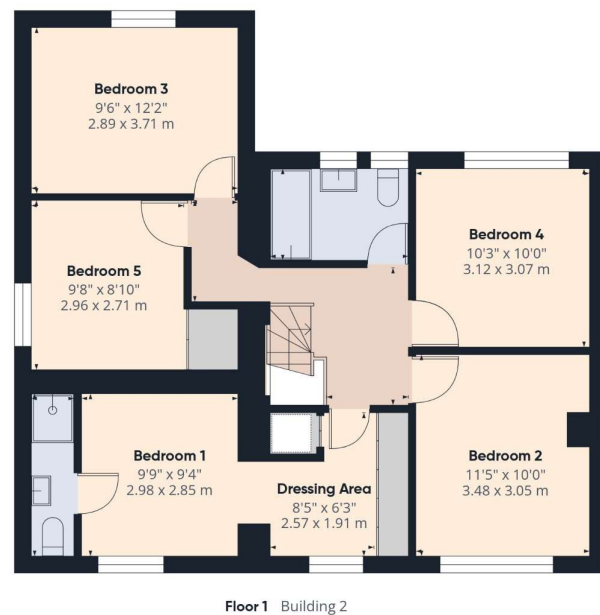
MOBILE SIGNAL: Good service

TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low

LISTED: No



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 C	78 C
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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