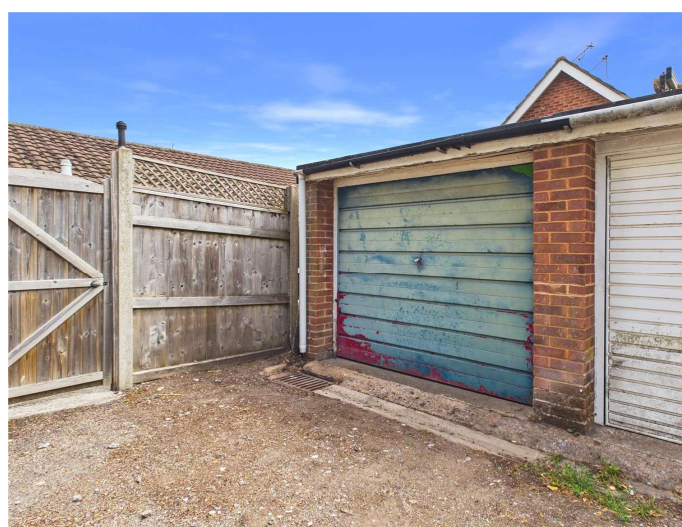




7 Primrose Way, Crediton, EX17 1BZ

Guide Price £235,000

A bright and spacious 3 bedroom home located in a popular residential area of Crediton. The property requires modernisation. Front and rear gardens. Single garage. No onward chain.

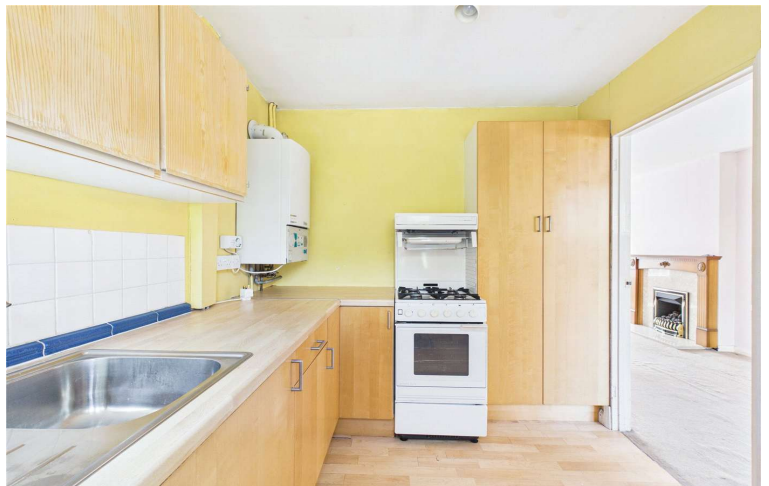
Winkworth

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



Situated in a popular residential area of Crediton, this 3 bedroom end of terrace home offers an excellent opportunity for buyers looking to modernise and add their own style. Requiring renovation throughout, the property provides a blank canvas with the potential to create a comfortable family home or investment property.

The accommodation is bright and well-proportioned, beginning with a spacious sitting/dining room featuring a fireplace as its focal point, a large front aspect window allowing plenty of natural light, an under-stairs storage cupboard and sliding patio doors opening onto the rear garden. The adjoining kitchen is fitted with a range of units and provides direct access to the garden.

On the first floor are 3 bedrooms together with a shower room, offering practical accommodation for families, first-time buyers or those seeking a refurbishment project.

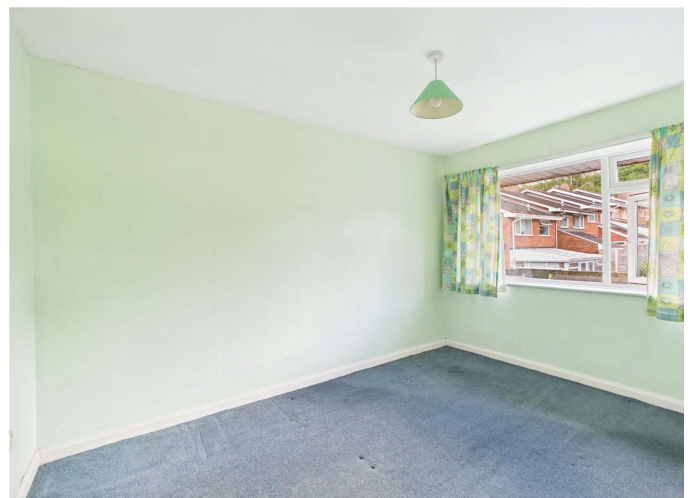
Outside, the enclosed rear garden provides space to enjoy, with a small patio, an area of lawn and established borders, while a single garage, located just a short walk from the property, offers useful storage or off-road parking.

Offered to the market with no onward chain, this is an exciting opportunity to purchase a home with great potential in a well-established area of Crediton.

DIRECTIONS: Using the What3Words App, search [heckler.sunroof.chatters](https://www.what3words.com/)

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 of CREDITON
- 3 bedrooms, end of terrace
- Front and rear gardens
- Single garage
- In need of modernisation
- Ideal investment or refurbishment project
- No onward chain

PROPERTY INFORMATION:

COUNCIL TAX: Band B

LOCAL AUTHORITY: Mid Devon Council

SERVICES: Mains electricity and water

DRAINAGE: Mains drainage

HEATING: Gas central heating

BROADBAND: Fibre broadband available in the area

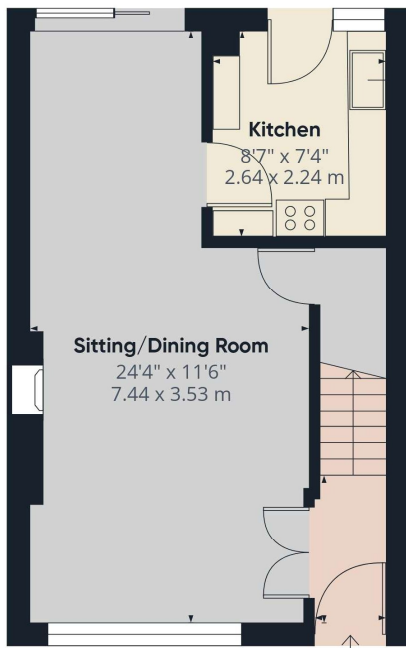
MOBILE SIGNAL: Good Coverage

LISTED: No

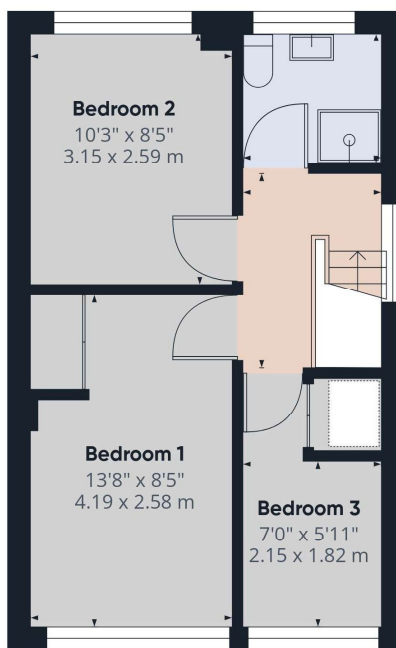
TENURE: Freehold

CONSERVATION AREA: No

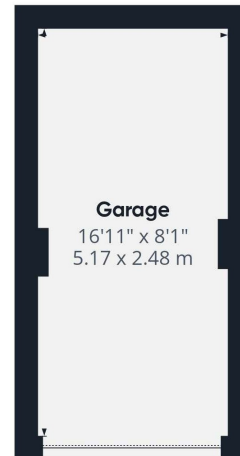
FLOOD RISK: Very Low



Ground Building 1



Floor 1 Building 1



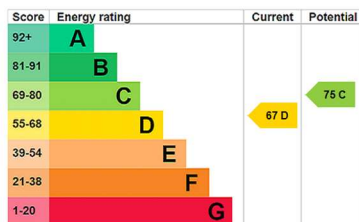
Ground Building 2

Approximate total area^m
829 ft²
77 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.

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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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