



Harcanville, Western Road, Crediton, EX17 3NF

Guide Price £375,000

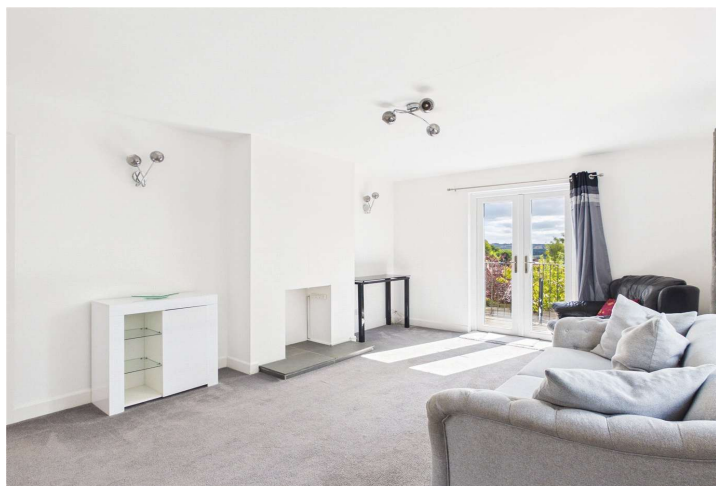
A bright and spacious bungalow with hillside views, well-presented accommodation arranged with 3 bedrooms, sitting room, kitchen/dining room and bathroom. A delightful terrace and lawned garden. Excellent off street parking. No onward chain.

Winkworth

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Located in the popular market town of Crediton, this attractive and well-presented bungalow enjoys a convenient position with easy access onto the main road through the town and the range of amenities available locally. Bright and spacious throughout, the property offers well-proportioned accommodation with a particularly appealing south-facing terrace and enclosed rear garden.

The accommodation is arranged with 3 bedrooms, 2 of which benefit from dual aspect windows, together with a bright dual aspect sitting room featuring double doors opening directly onto the south-facing terrace. The generous kitchen/dining room provides an excellent space for everyday living and entertaining, fitted with a range of modern units and including an integrated electric oven and hob, fridge freezer and dishwasher. Double doors also open from the kitchen onto the sunny terrace, creating a lovely connection between the indoor and outdoor spaces. A useful utility cupboard houses the boiler and provides space and plumbing for a washing machine, while a further cupboard provides valuable pantry storage.

The contemporary bathroom is fitted with a bath with shower over, wash basin, WC and heated ladder towel rail.

Outside, the property benefits from a generous area of parking to the front, providing space for up to 4 vehicles, together with a patio area to one side giving access to the property. To the rear is an enclosed, L-shaped garden, predominantly laid to lawn and incorporating the superb south-facing terrace, and a timber shed. Beneath the terrace is a useful undercroft storage area.

Offered to the market with no onward chain.

DIRECTIONS: Using the What3Words App, search [chum.shameless.norms](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

- Bright and spacious bungalow
- 3 bedrooms
- Generous kitchen/dining room
- South facing terrace with hillside views
- Enclosed rear garden
- Undercroft storage
- Excellent off street parking
- No onward chain

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: Reasonable service, depending on provider.

LISTED: No.

TENURE: Freehold.

CONSERVATION AREA: No.

FLOOD RISK: Very Low.



Approximate total area⁽¹⁾

945 ft²

87.7 m²

Balconies and terraces

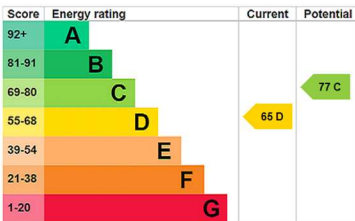
196 ft²

18.2 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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