





25 Saxon Close, Crediton, EX17 3DS

Guide Price £250,000

A well-presented 3 bedroom family home, located in a popular residential area within walking distance of the town centre. Enjoying bright and spacious accommodation, excellent storage, bathroom and ensuite shower. Easy maintenance terrace garden, off street parking and garage.

Winkworth

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Situated in a popular residential area of the town, just a short distance from the centre and its wide range of amenities, this well-presented semi-detached home offers bright and spacious accommodation arranged over multiple levels. With its modern style and versatile layout, the property would make an ideal purchase for first-time buyers, investors or those looking to downsize to a more manageable home.

The accommodation includes three bedrooms, with the principal bedroom benefiting from an en suite shower room, a family bathroom and a separate guest cloakroom. The generous sitting room enjoys access to the rear garden, while the kitchen/breakfast room is fitted with an array of matching base and wall units, providing a practical space for everyday living. There is also useful storage throughout, with two cupboards in the entrance hallway and a further cupboard on the first-floor landing.

Outside, the property enjoys a south-facing rear garden arranged over two levels, featuring low-maintenance landscaping, a patio area and a raised flower bed to the far end. Steps to the side of the property lead up to a pedestrian gate providing access to the garden. Further benefits include off-road parking and a single garage.

Offered to the market with no onward chain.

DIRECTIONS: Using the What3Words App, search elects.partners.extension.

The garage is held on a Leasehold Agreement of 999 years from 19th December 2008. There is an annual service charge of £35.00 for the garage.

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.





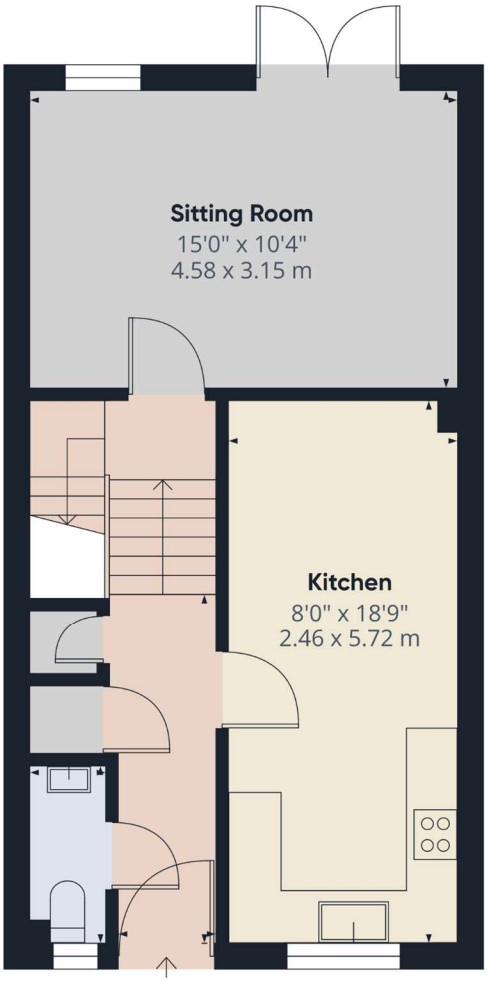


SUMMARY

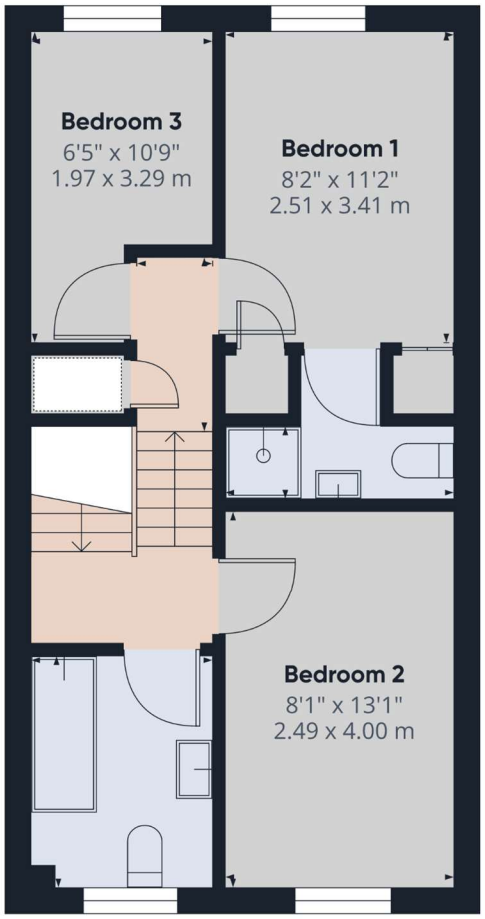
- Popular residential area within walking distance of town centre
- Well-presented, bright and spacious accommodation
- 3 bedrooms, sitting room and kitchen/dining room
- Family bathroom, master ensuite and guest cloakroom
- South facing enclosed garden over two levels
- Off street parking and single garage
- No onward chain

PROPERTY INFORMATION:

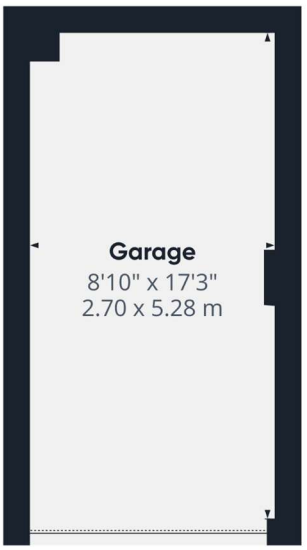
COUNCIL TAX: Band C
LOCAL AUTHORITY: Mid Devon Council
SERVICES: Mains electricity, water and gas
DRAINAGE: Mains drainage
HEATING: Gas central heating
BROADBAND: Broadband available
MOBILE SIGNAL: Good service
LISTED: No
TENURE: Freehold
CONSERVATION AREA: No
FLOOD RISK: Very Low



Ground Building 1



Floor 1 Building 1



Ground Building 2

Winkworth

Approximate total area(1)

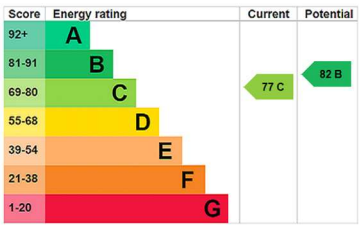
977 ft²

91 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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