





18 Town Park, Crediton, EX17 3JN

Guide Price £210,000

A 3 storey town house located in the heart of Crediton, with a terraced garden, off street parking and a garage. The accommodation is arranged with 3 bedrooms, sitting room, kitchen/dining room and bathroom. In need of updating. No onward chain.

Winkworth

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Situated in the heart of Crediton, just a short walk from the town centre and its range of shops, amenities and everyday facilities, this three-storey terraced home offers spacious and versatile accommodation, together with an opportunity for a new owner to update and personalise to their own taste. The property would be well suited to first-time buyers looking to take their first step onto the property ladder, or landlords seeking an investment opportunity within this popular market town.

The accommodation is arranged over three floors and includes three bedrooms, a spacious sitting room with a large front aspect window creating a light and welcoming environment, and a kitchen/dining room, fitted with an array of matching base and wall units, with access out to the rear garden. A family bathroom and a number of useful storage cupboards complete the internal layout. While the property would benefit from a degree of modernisation, it offers scope to create a comfortable home tailored to individual requirements.

Outside, the rear garden is terraced and enjoys a southerly aspect, providing a pleasant space to enjoy the sunshine. The garden incorporates a courtyard area, an elevated patio ideal for outdoor seating, and a section of lawn.

To the front, a private driveway provides valuable off-road parking and leads to an integral garage.

Conveniently located within easy reach of Crediton's amenities and transport links, this property presents an appealing opportunity for those looking for a home with scope to improve, or for investors seeking a property with potential in an established residential location.

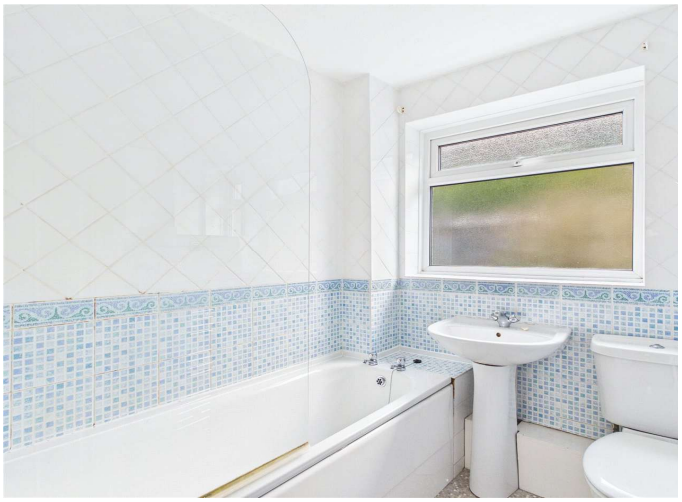
DIRECTIONS - What3Words - overlooks.page.recur

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.





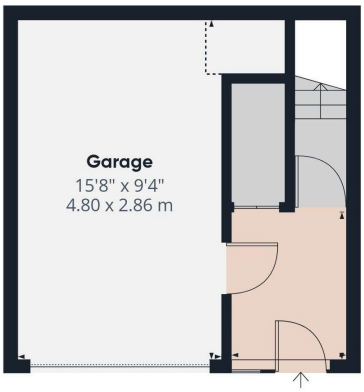


SUMMARY

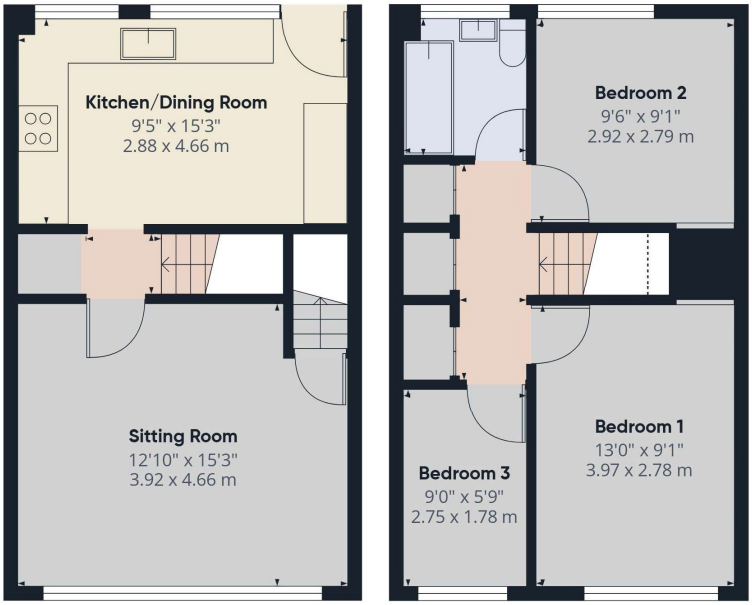
- Located in the heart of Crediton
- 3 storey town house
- 3 bedrooms
- South facing terraced garden
- In need of updating
- Garage and off street parking
- No onward chain

PROPERTY INFORMATION:

COUNCIL TAX: Band C
LOCAL AUTHORITY: Mid Devon
SERVICES: Mains Electric & Water
DRAINAGE: Mains Drainage
BROADBAND: Broadband available
MOBILE SIGNAL: Good coverage
HEATING: Gas Central Heating
LISTED: No
TENURE: Freehold
CONSERVATION AREA: No
FLOOD RISK: Low



Ground



Floor 1 Floor 2



Winkworth

Approximate total area(1)

975 ft²

90.5 m²

Reduced headroom

10 ft²

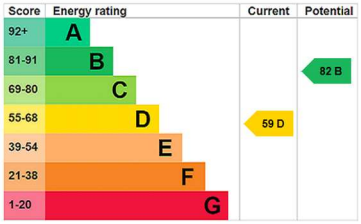
1 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

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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