



3-4 Dukes Court, High Street, Crediton, EX17 3JZ

Guide Price £225,000

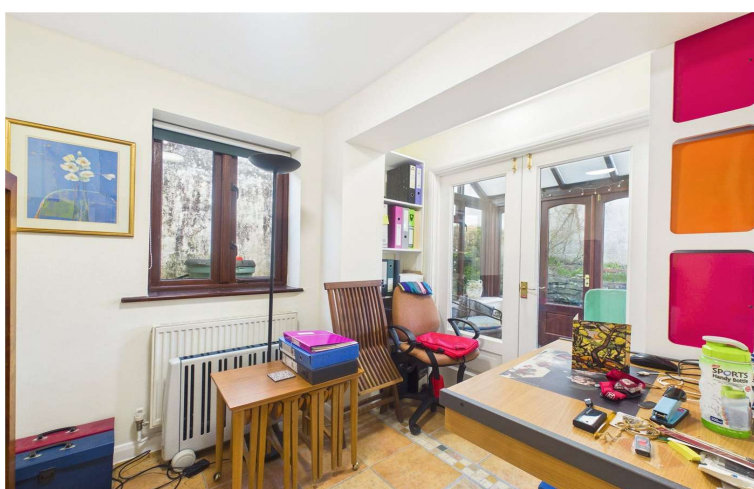
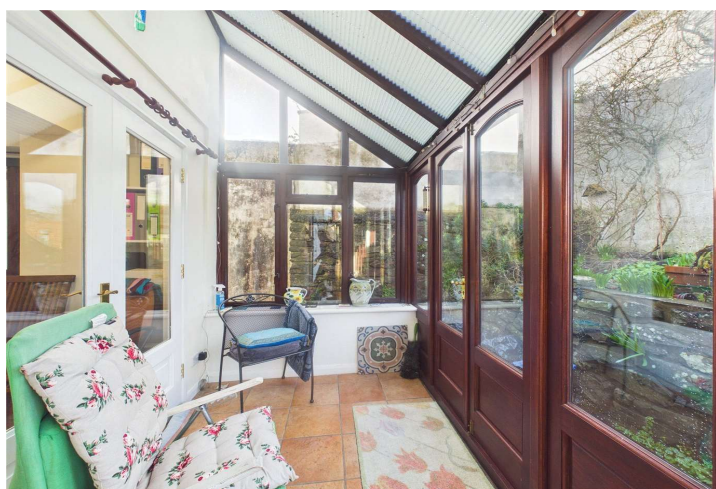
Tucked away in the heart of Crediton is this charming 2-bedroom cottage. A bright and spacious home with a delightful garden and outbuilding.

Winkworth

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Tucked away in the very heart of Crediton, this charming 2-bedroom cottage offers a wonderful blend of character, light and generous living space. Beautifully presented throughout, this unique period home provides a surprisingly spacious and versatile layout, perfect for modern living while retaining its timeless appeal.

The ground floor is entered via a delightful sunroom, creating a warm and welcoming first impression. From here, the accommodation flows into a comfortable sitting room full of natural light, moving through to a spacious kitchen/breakfast room, ideal for both everyday dining and entertaining. A separate study provides an excellent work-from-home space, complemented by a convenient guest cloakroom.

Upstairs, the property continues to impress with two well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while a contemporary family bathroom serves the second bedroom.

The rooms throughout this unique home enjoy pleasant outlooks over the established garden. Predominantly laid to lawn, the garden features well-stocked borders and

flower beds, along with a seating area perfect for relaxing or al fresco dining. An additional outbuilding provides useful storage, ideal for garden equipment or general use.

A rare opportunity to acquire a distinctive and spacious cottage in a prime central location.

DIRECTIONS: Using the What3Words App, search chilled.dares.cuff

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

- Tucked away in the heart of Crediton
- Bright and spacious accommodation
- 2 bedrooms and a study
- Bathroom and ensuite
- Delightful garden with outbuilding
- No onward chain

PROPERTY INFORMATION:

COUNCIL TAX: Band B

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains electric, gas and water. Solar panels

DRAINAGE: Mains drainage

BROADBAND: Broadband Available

MOBILE SIGNAL: Reasonable Coverage

HEATING: Gas central heating

LISTED: No

TENURE: Freehold

CONSERVATION AREA: Yes

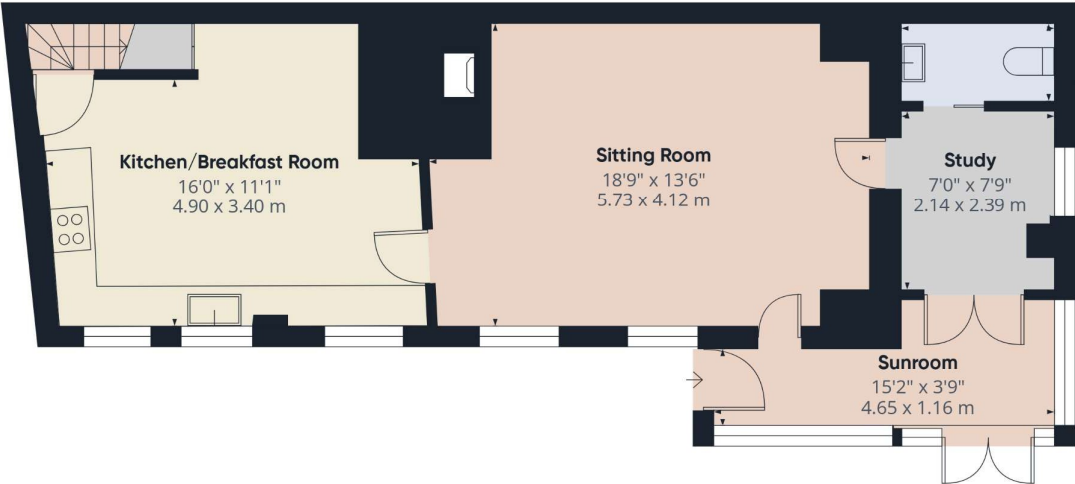
FLOOD RISK: Very Low

Approximate total area⁽¹⁾
1126 ft²
104.6 m²

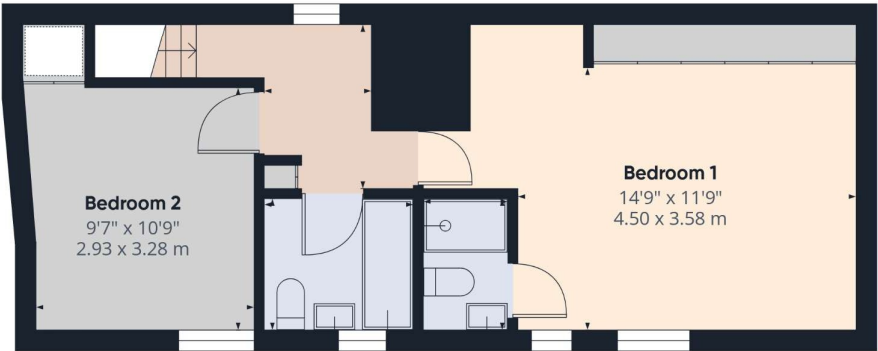
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

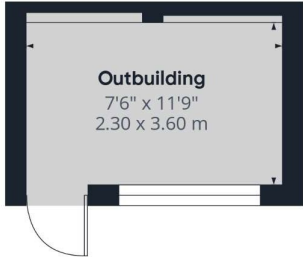
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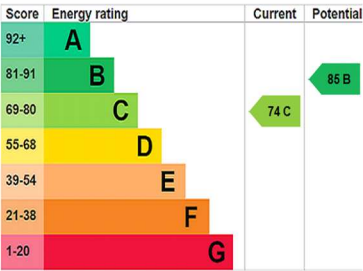
Ground Building 1



Floor 1 Building 1



Ground Building 2



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