



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](https://what3words.com/chilled.dares.cuff)

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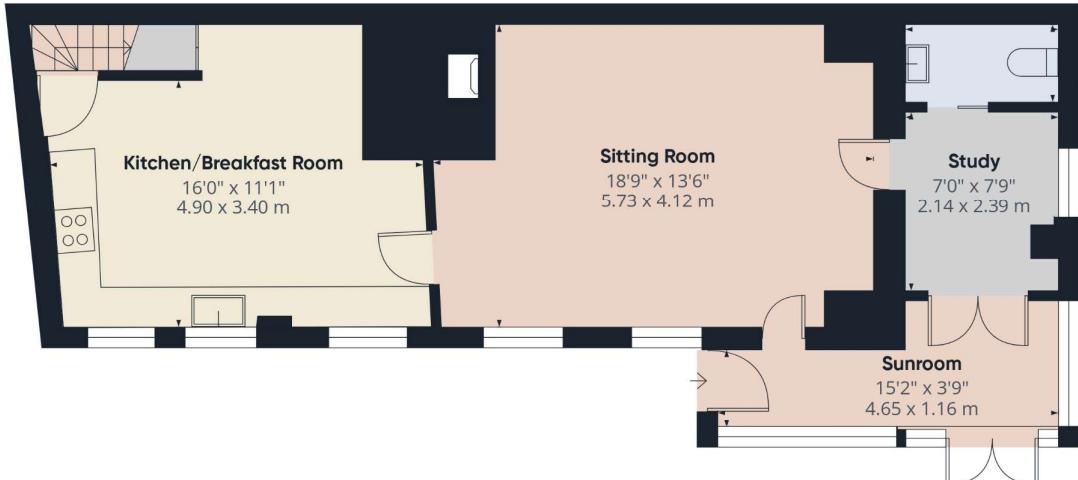
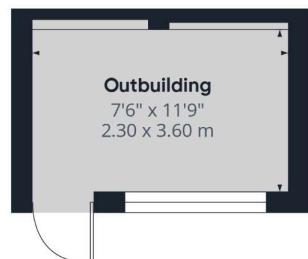


SUMMARY

- 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 ft²104.6 m²

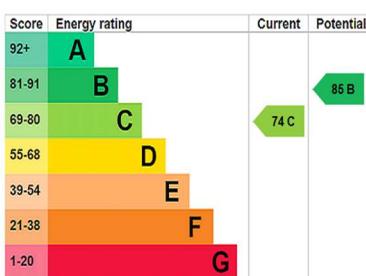
Ground Building 2

(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

Floor 1 Building 1



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