



14 Saxon Close, Crediton, EX17 3DS

Guide Price £335,000

A contemporary 3 storey town house is a popular residential area in Crediton. 3-bedroom link-detached home with bright and spacious accommodation, enclosed rear garden, garage and off-street parking.

Winkworth

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This contemporary three storey link-detached townhouse is situated within a popular residential area of Crediton, offering bright, spacious and versatile accommodation ideal for modern family living.

The property has a driveway providing off-street parking and access to a single adjoining garage. Upon entering, a welcoming entrance hall with useful storage beneath the stairs and a guest cloakroom leads to the main living areas and upper floors.

The kitchen/dining room is a particularly impressive, light-filled space, perfectly suited for both everyday living and entertaining. Dual aspect, it features an array of matching base and wall units and double doors opening directly onto the rear garden. A separate utility room is located off the dining area and provides additional cupboard storage, a sink, space for a washing machine, a wall-mounted boiler and side access to the garden.

On the first floor, a generous dual aspect sitting room creates an inviting and comfortable living space, complemented by a third bedroom on the same level.

The second floor accommodates two further bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and a well-appointed ensuite shower room. Bedroom two is another good-sized double,

also featuring fitted wardrobes. The family bathroom is fitted with a bath with shower over, wash basin and WC.

To the rear, the charming, enclosed garden is designed for low maintenance and enjoyment, featuring a patio area ideal for al fresco dining, a lawn, timber perimeter fencing and a side pedestrian gate.

DIRECTIONS: Using the What3Words App, search [suitably.alleges.installs](https://what3words.com/suitably.alleges.installs)

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SUMMARY

- Popular residential area
- 3 storey, contemporary townhouse
- 3 bedrooms
- Bright and spacious accommodation
- Enclosed rear garden with patio
- Single garage and off-street parking

PROPERTY INFORMATION:

COUNCIL TAX: Band D
LOCAL AUTHORITY: Mid Devon
SERVICES: Mains Electric, gas and water.
DRAINAGE: Mains sewage
BROADBAND: Broadband Available
MOBILE SIGNAL: Good Coverage
HEATING: Gas central heating
LISTED: No
TENURE: Freehold
CONSERVATION AREA: No
FLOOD RISK: Very Low



Ground

Floor 1



Floor 2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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