



77 Butt Parks, Crediton, EX17 3HB

Asking Price £230,000

** Vendors Have Found! **

We are delighted to bring to market this beautifully presented three bedroom mid terrace family home which offers a modern fitted kitchen/dining area, spacious living room with log burner, three good sized bedrooms and a lovely private garden, this is a must view property.

Winkworth

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A wonderfully modernised three bedroom mid terrace house situated in an ideal location with far reaching views across the town and countryside beyond. The current owners have renovated the property to a high standard and have created an ideal family home.

This beautiful family home comprises of a spacious entrance hallway, kitchen/dining area, separate living room with wood burner, utility and rear door opening to garden. To the first floor are three good sized bedrooms with fitted wardrobes storage cupboard and WC in bedroom one as well as a separate family bathroom. Outside to the rear is a delightful landscaped private garden with paved patio area and steps up to the lawn.

DIRECTIONS From the centre of CREDITON proceed towards the lower end of the town and turn right opposite the parish church into Dean Street. Proceed through Dean Street and straight across at the junction into Winswood. Follow the

road bearing around to the right and up the hill into Butt Parks. Proceed around the top of the loop and 77 will be seen at the end on the right hand side.

CREDITON is an ancient market town and civil parish located in the heart of the county, and with a population of just under 8000. It is famed as the birthplace of St Boniface, the patron saint of Germany and Holland. The town has an active community with a town square which holds events and a twice monthly farmers market, an array of independent retailers along the vibrant high street, several pubs and some real foodie treats with independent bakeries, coffee shops and delicatessens. The town has two supermarkets, two primary schools and a well-regarded secondary school with a busy sixth form which has been rated as Outstanding by OFSTED. The town has active Rugby and Football clubs, as well as an excellent leisure centre with swimming pool and fitness facilities. The town is surrounded by glorious countryside providing plenty of walks and bike rides.



AT A GLANCE:

- Vendor Have Found
- Three Bedroom Mid Terrace
- Family Home
- Recently Renovated
- Enclosed Rear Garden
- Views Over Crediton
- Walking Distance To High Street

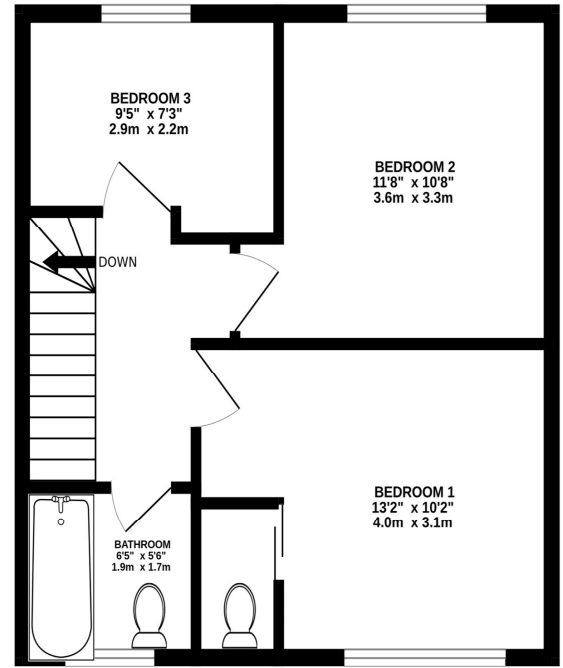
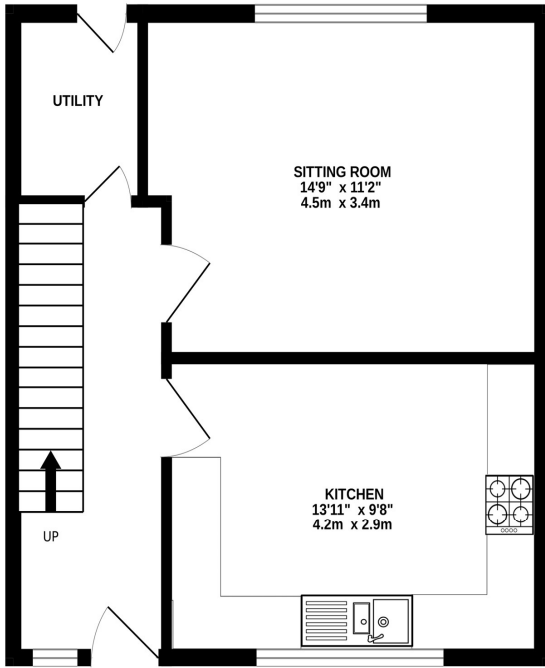
PROPERTY INFORMATION:

- Freehold
- Council tax Band: B
- Mains Electric, Gas, Water and Drainage.
- EPC - C



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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