



10 Fairfield Road, Crediton, EX17 2EQ

Asking Price £450,000

A wonderful four bedroom detached bungalow situated in an elevated town cul-de-sac with superb views across the town, garage and parking and offered with no onward chain.

Winkworth

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Located in the highly desirable area of Fairfield Road on the edge of Crediton, but with easy access down into the High Street is this large executive detached four bedroom Bungalow.

The property comprises a light welcoming entrance hall which leads into the large living room / dining room and separate kitchen. There is also a good sized utility which leads into the integral double garage and Conservatory, The hallway leads to four double bedrooms, the master having its own en-suite. There is also a family bathroom and a separate WC.

Outside the house is approached via a large sloped driveway providing ample parking and leading to the double garage with a foot path to the front door which can also be accessed via steps from the public footpath. The rear garden is laid to lawn with borders and patio areas. Side access leads to the fully enclosed rear garden which offers a great deal of privacy.

COUNCIL TAX: Band E

SERVICES: Mains Electric, Water & Drainage.

BROADBAND: Standard Broadband Available. ADSL (Asymmetric Digital Subscriber Line). Copper Broadband. Checked on Openreach April 24.

MOBILE SIGNAL: You Are Likely To Have Good Coverage

HEATING: Gas Central Heating

LISTED: No

TENURE: Freehold

Restrictions - Please refer to agent.

DIRECTIONS : From the High Street, proceed to the top of Searle Street, taking a left turn onto Peoples Park. At the end of the park, turn right into Alexandra Road and then second right into Okefield Avenue. Fairfield Road is the first left and the property will be found on right.

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 £10 is levied for each verification undertaken.



AT A GLANCE:

- Four Bedrooms
- Detached Bungalow
- Off Road Parking
- Double Garage
- Sought After Location
- Enclosed Rear Garden
- Close Proximity To Crediton High Street
- In Need Of Modernisation

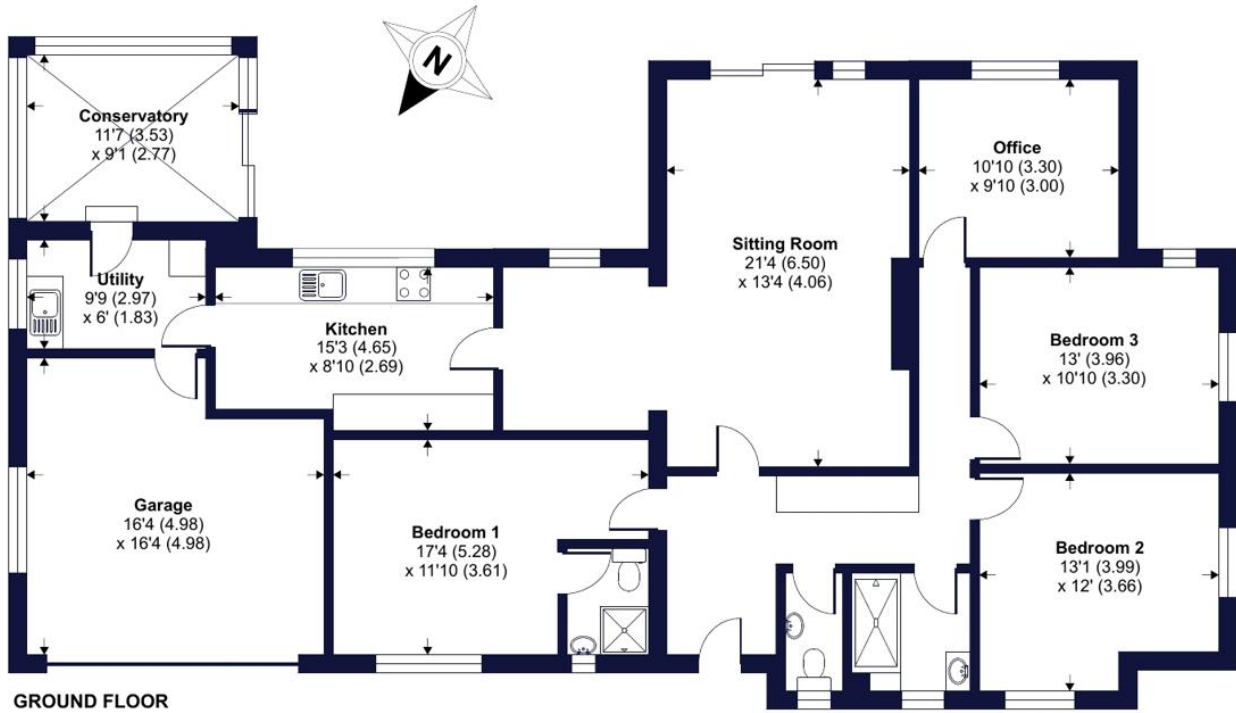
PROPERTY INFORMATION:

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Fairfield Road, Crediton, Devon, EX17

Approximate Area = 1809 sq ft / 168 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1097246



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(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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