



16 Prince of Wales Road, Crediton, EX17 2AG

Guide Price £365,000

A bright and spacious 4-bedroom link detached home located in a popular residential area, elevated with views over the town.

Winkworth

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A bright and spacious link-detached home, situated in an elevated cul-de-sac position and enjoying attractive views across Crediton. Offering versatile accommodation arranged over two floors, this inviting property presents an excellent opportunity for a purchaser to update and personalise to their own taste.

The ground floor currently comprises a generous sitting room, kitchen, bathroom, and two bedrooms. One of the bedrooms offers flexibility and could equally serve as a dining room, home office, depending on individual requirements.

On the first floor are two further bedrooms, with the smaller room providing access to a useful loft storage area and a cupboard housing the boiler.

Outside, the property benefits from a gated driveway providing off-road parking and leading to a single garage. A charming front garden enhances the property's kerb appeal, while the rear garden is laid to lawn and features a delightful patio area, all enclosed by mature hedging and timber fencing.

Offered to the market with no onward chain, this is an excellent opportunity to acquire a well-proportioned home in a sought-after residential location.

DIRECTIONS: Using the What3Words App, search [stone.prowl.drizzly](https://www.what3words.com/)

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SUMMARY

- Elevated cul-de-sac in a popular residential area of Crediton
- 4-bedroom link-detached home
- Front and rear gardens
- Off street parking and integral garage
- Views across Crediton
- No onward chain

PROPERTY INFORMATION:

COUNCIL TAX: Band D

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains electricity, water, and gas

DRAINAGE: Mains drainage

BROADBAND: Broadband Available

MOBILE SIGNAL: Reasonable Coverage

HEATING: Gas central heating

LISTED: No

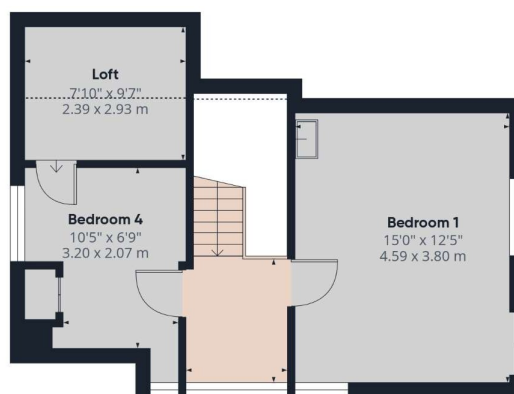
TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low



Ground



Floor 1



Winkworth

Approximate total area⁽¹⁾

1346 ft²
125.2 m²

Reduced headroom

38 ft²
3.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

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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