



Creedy Road, Crediton, EX17 1EW

Guide Price £475,000

This fantastic property offers adaptable accommodation which has been renovated and extended, every aspect reflects a focus on craftsmanship and design, elevating it to the standards of a show home. situated in a desirable location, it conveniently sits within close proximity to local amenities.

**Winkworth**

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This beautifully presented and extended modern semi detached family home has undergone a full renovation in recent years including extensions and conversions, The property now offers superbly presented Three bedroom accommodation, with three modern family bathrooms. , The property also benefits from a modern fitted kitchen which back on to a separate dining area and conservatory which overlooks the garden to the rear with the large utility room opposite. The three bedrooms are on the first floor which offers fantastic space and also benefits from a family bathroom.

The garden has a patio area with steps leading to the second tier which is an area laid to lawn and additional patio area leading onto the home office/ Garden room which benefits from light and power.

To the front of the property you have off road parking for approximately three vehicles, Single Garage and a fantastic car port to the bottom of the driveway.

COUNCIL TAX: Band C

SERVICES: Mains Electric, Water & Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 24.

MOBILE SIGNAL: Likely to receive good coverage.

HEATING: Gas Central Heating

LISTED: No

TENURE: Freehold

#### Situation

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 event s 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.

#### 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:**

Three Bedroom Semi Detached House  
Recently Renovated and Extended  
Modern Fitted Kitchen and Bathrooms  
Off road Parking and single Garage  
New Car Port  
Enclosed Rear Garden  
Summer House/ Garden Room  
Sought After Location

**PROPERTY INFORMATION:**

Freehold  
Council tax Band: C  
Mains electric, gas, water and drainage.

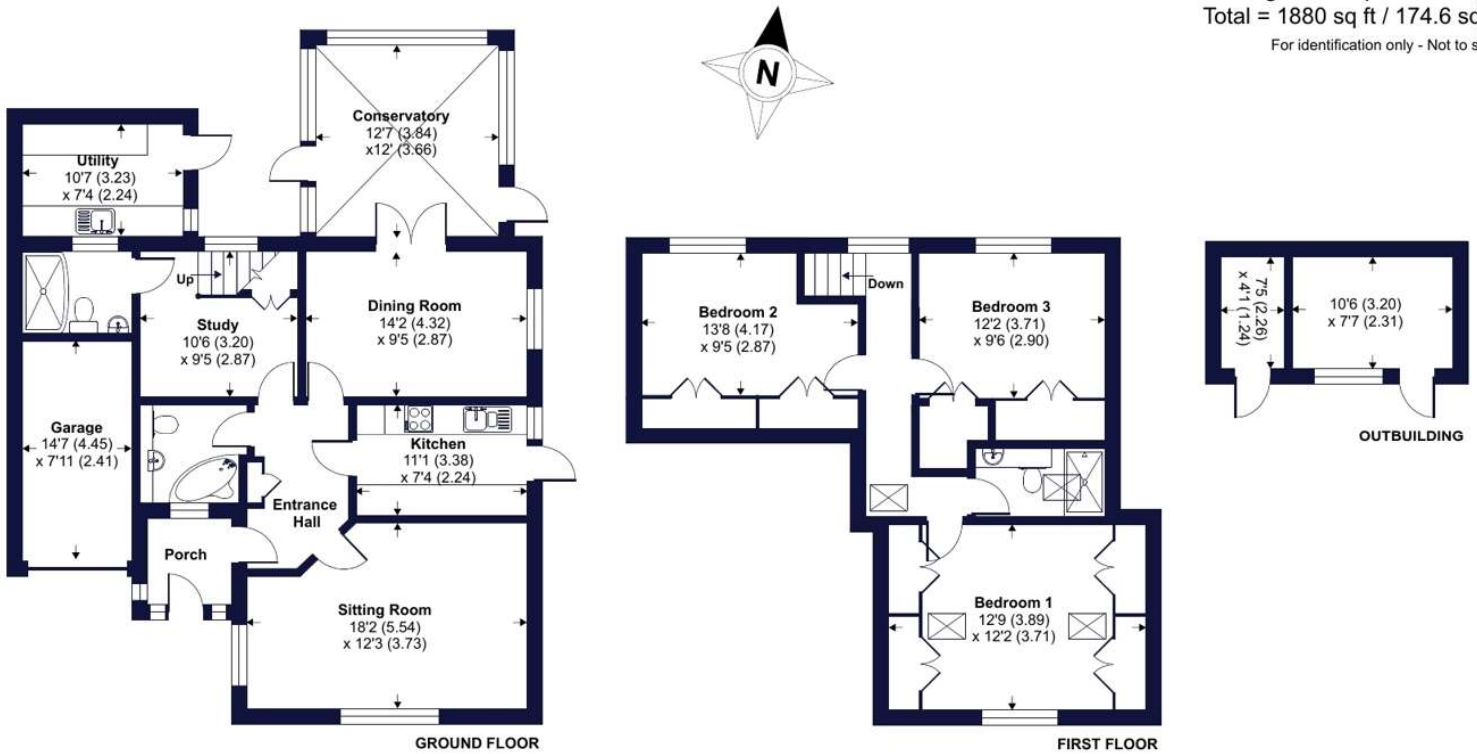
# Creedy Road, Crediton, Devon, EX17

Approximate Area = 1768 sq ft / 164.2 sq m (includes garage)

Outbuilding = 112 sq ft / 10.4 sq m

Total = 1880 sq ft / 174.6 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Winkworth. REF: 1118177

Winkworth

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