



4 Newcombes, CREDITON, EX17 2AR

Guide Price £240,000

No Chain! This three bedroom brick-built terrace house, is situated in a great location within the town and benefits from an rear garden, a residents only car park.

Winkworth

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A very well presented three bedroom mid terraced house with spacious accommodation plus a kitchen/dining room and a large conservatory which opens onto a decked area. Outside to the front is an easy to maintain garden and to the rear is an enclosed garden.

The property also benefits from gas central heating, a large residents' car park very close by with rear pedestrian access to/from the garden.

COUNCIL TAX: Band B

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: Mains Gas Central Heating

LISTED: No

TENURE: Freehold

RIGHTS OF WAY - The property has access via a shared pathway at the bottom of the garden to access the communal car parking area.

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.

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 Mid Terrace
- Modern Fitted Kitchen and Bathroom
- Enclosed Rear Garden
- Off Road Residents Parking Area
- Close Proximity To Local Amenities
- No Onward Chain

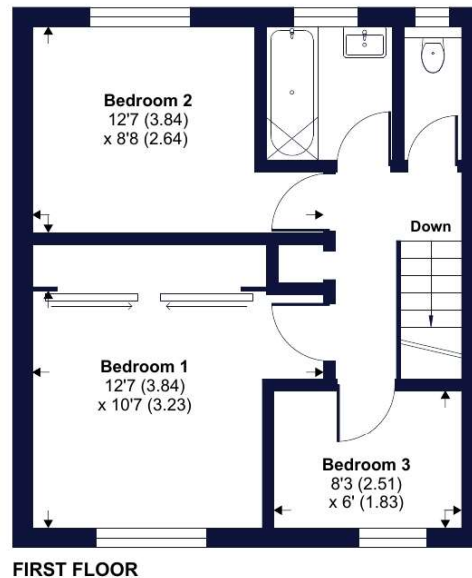
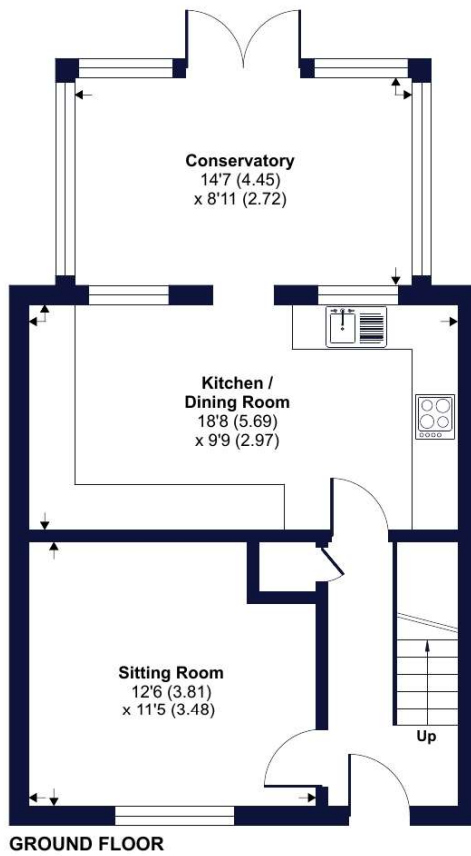
PROPERTY INFORMATION:

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

Newcombes, Crediton, Devon, EX17

Approximate Area = 960 sq ft / 89.1 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). © nichecom 2024. Produced for Winkworth. REF: 1106936

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