



9 Tower Gardens, Crediton, EX17 2BQ

Guide Price £175,000

Nestled within a popular cul-de-sac just a short walk from Crediton's town centre amenities, this delightful one-bedroom end-terrace bungalow offers a fantastic opportunity for those seeking low-maintenance living in a well-connected yet peaceful setting.

Winkworth

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Set in a quiet and sought-after location, Tower Gardens benefits from easy access to Deep Lane, leading down to Crediton Library, Bowling Club, and the vibrant Town Square. This well-proportioned bungalow offers a smart layout, ideal for individuals or couples looking to downsize or invest.

rear gate offering convenient access via a shared footpath. There's also a shed for extra storage.

On entering, you'll find a handy area for coats and shoes, which leads into a bright and generous sitting/dining room. A central hallway connects to the modern fitted kitchen, with access to a lean-to utility/storage area at the rear.

Included with the property is a single garage, located in a block just a short walk away.

The double bedroom is a great size and includes a walk-in wardrobe, while the shower room is fitted with a walk-in cubicle, basin, and WC.

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 £25 is levied for each verification undertaken.

The rear garden is a real highlight—level, low maintenance, and attractively landscaped with paving, flower beds, and a



AT A GLANCE:

End-Terrace Bungalow

One Double Bedroom

Electric Heating

Spacious Accommodation

Level, Enclosed Garden With Paved Patio

Garage In Nearby Block (approx. 5m x 2.5m)

Practical Shower Room With Easy-Access Suite

uPVC Double Glazing

Useful Lean-To For Extra Storage or Garden Access

Freehold & Sold With No Onward Chain

PROPERTY INFORMATION:

COUNCIL TAX: Band B

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electric & Water

DRAINAGE: Mains Drainage

BROADBAND: Standard Broadband Available

ADSL (Asymmetric Digital Subscriber Line).

MOBILE SIGNAL: Good Coverage With Most Providers

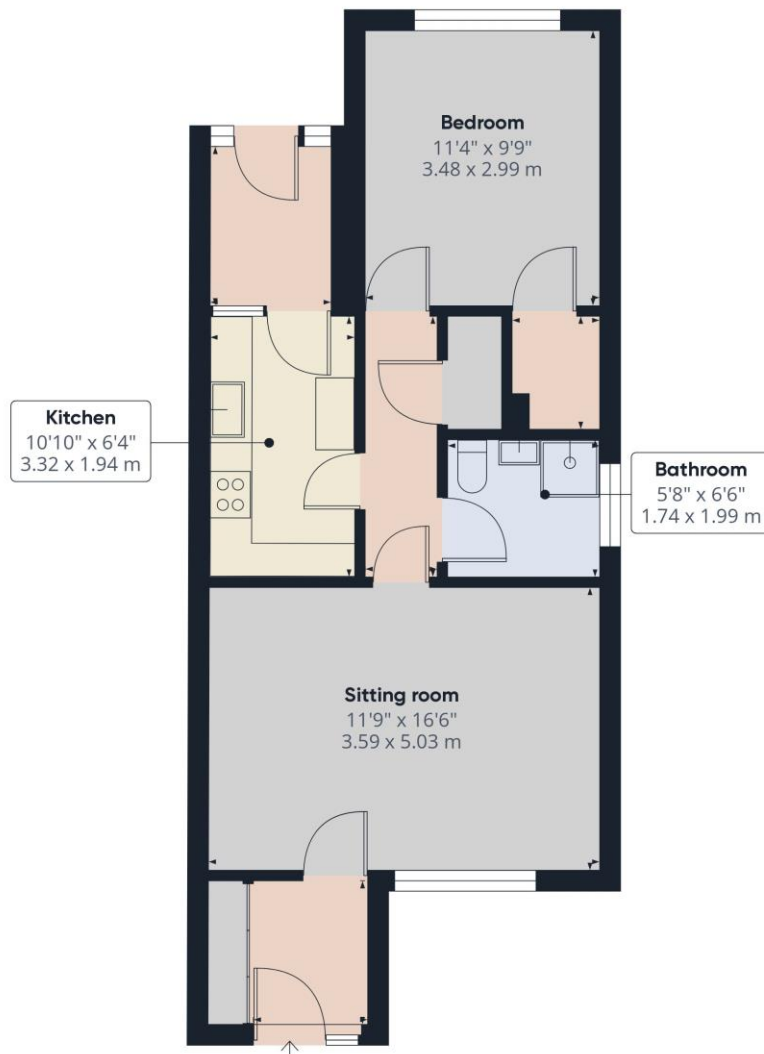
HEATING: Electric Heating

LISTED: No

TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	53 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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