



## 5 Chapel Downs Drive, CREDITON, EX17 2ED

Guide Price £425,000

Situated in the desirable Chapel Downs Drive, Crediton, this outstanding four-bedroom detached property offers spacious and versatile accommodation, presented in immaculate condition throughout.

**Winkworth**

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Thoughtfully designed for modern family living, the property boasts a flowing layout including landscaped gardens and ample driveway parking.

Located close to local amenities, schools, and transport links, 5 Chapel Downs Drive offers the perfect combination of style, comfort, and convenience. This home is ready to move into, with every detail carefully considered for modern family living.

Upon entering, the ground floor has a welcoming hallway leading to a generous sitting room spanning 24 feet in length, perfect for relaxing or entertaining. The contemporary kitchen/dining room, with its modern finishes and practical layout, is complemented by an adjoining utility room and shower room, providing additional convenience. A separate study offers a quiet space for working from home or a hobby room, adding to the home's versatility.

Viewing is highly recommended—don't miss the chance to make this beautiful property your own.

**DIRECTIONS:** Using the What3Words App, search tonality.flannel.move

#### PLEASE NOTE:

Upstairs, the first floor comprises four well-proportioned bedrooms, each filled with natural light. The principal bedroom benefits from a spacious layout, while the other three bedrooms offer flexibility for family living or guest accommodation. A modern family bathroom serves the upper level.

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

Outside, the property continues to impress with its thoughtfully landscaped gardens, designed for both relaxation and outdoor dining. The large driveway provides ample parking for multiple vehicles.



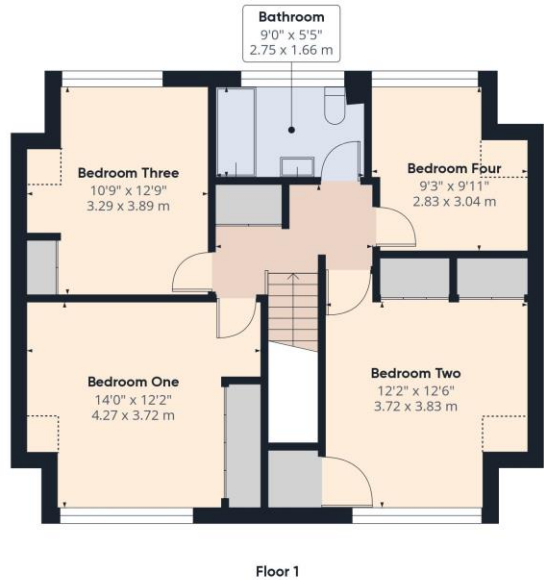
#### AT A GLANCE:

Substantial Detached Family Home  
 Four Bedrooms  
 Gas Central Heating  
 Modern, Light & Open Accommodation  
 Presented In Very Good Order  
 Enclosed Level Gardens With Patio Areas  
 Driveway With Ample Parking  
 Sought After Town Edge Location  
 Close To Amenities

#### PROPERTY INFORMATION:

COUNCIL TAX: Band E  
 LOCAL AUTHORITY: Mid Devon  
 SERVICES: Mains Electric, Gas & Water  
 DRAINAGE: Mains Drainage  
 BROADBAND: Full Fibre Broadband Available  
 MOBILE SIGNAL: Limited Coverage  
 HEATING: Mains Gas Central Heating  
 LISTED: No  
 TENURE: Freehold  
 CONSERVATION AREA: No  
 FLOOD RISK: Very Low



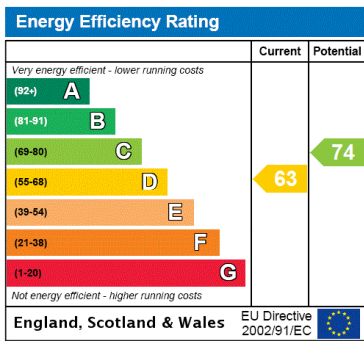


Approximate total area<sup>(1)</sup>  
1630.93 ft<sup>2</sup>  
151.52 m<sup>2</sup>  
Reduced headroom  
34.17 ft<sup>2</sup>  
3.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.  
**GIRAFFE 360**



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