



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

Guide Price £400,000

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:

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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.

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.

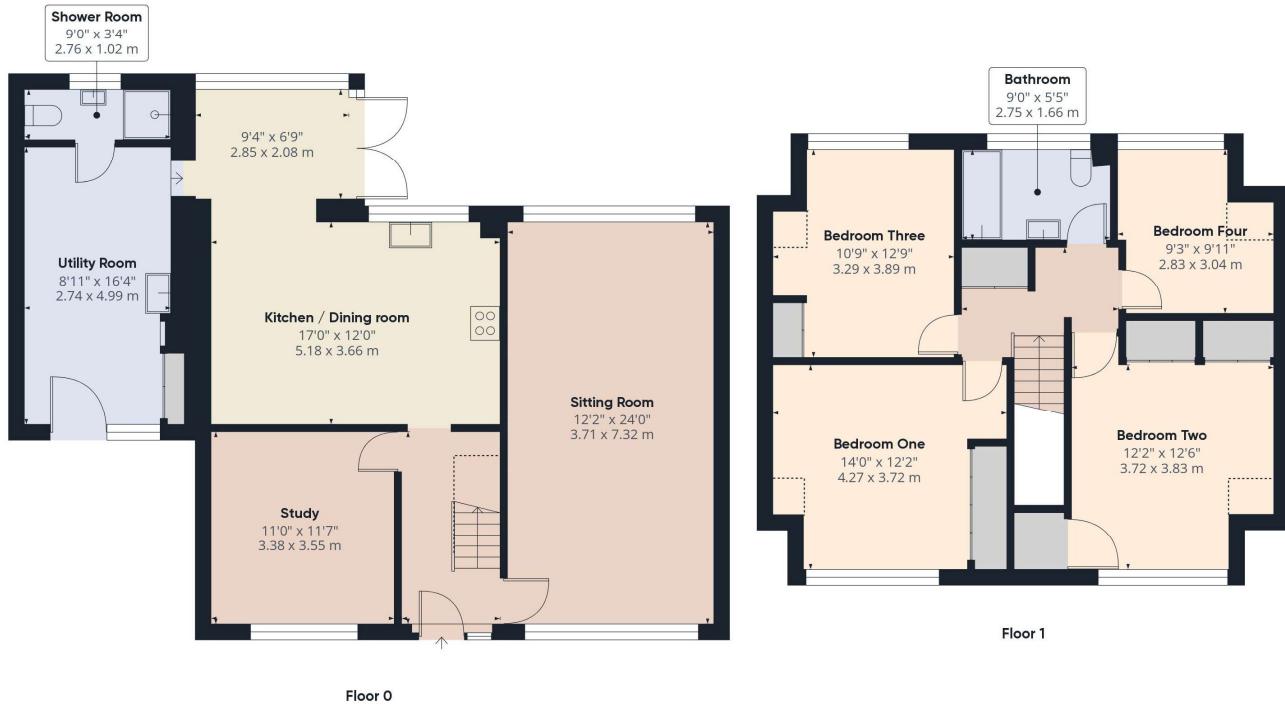


#### AT A GLANCE:

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>

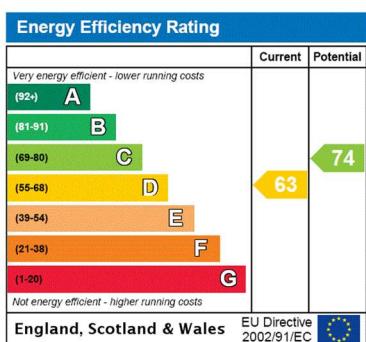
(1) Excluding balconies and terraces

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.

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