



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.

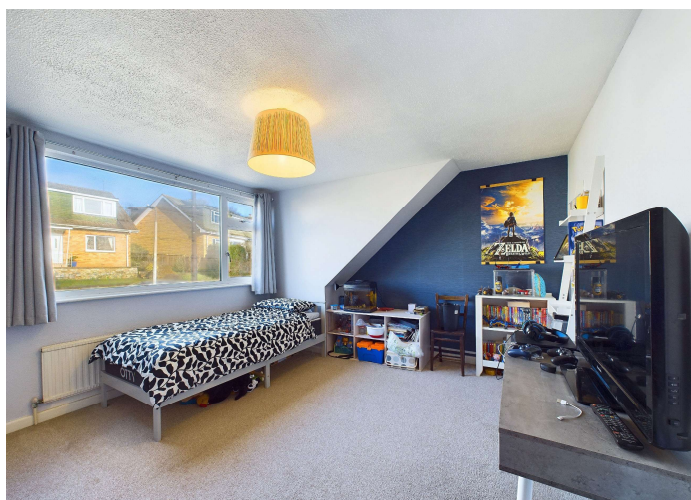
Viewing is highly recommended—don't miss the chance to make this beautiful property your own.

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

PLEASE NOTE:

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.

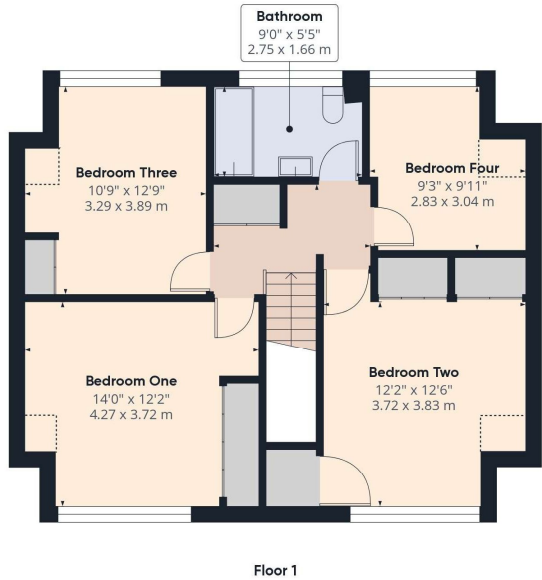


AT A GLANCE:

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⁽¹⁾

1630.93 ft²

151.52 m²

Reduced headroom

34.17 ft²

3.17 m²

(1) Excluding balconies and terraces

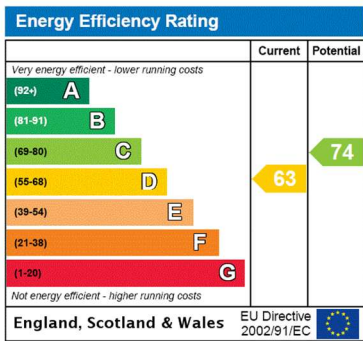
Reduced headroom

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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