



43 Queen Elizabeth Drive, Crediton, EX17 2EH

Guide Price £225,000

Located in a popular residential area, a well-presented two-bedroom terraced home that has been thoughtfully improved by the current owners. The property offers comfortable, modern living and is ready to move straight into.

Winkworth

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The accommodation includes a welcoming sitting room and a modern fitted kitchen with a good range of units and work surfaces. The layout provides a practical and sociable space, ideal for day-to-day living.

Upstairs, there are two well-proportioned bedrooms and a family bathroom which has been updated to a smart, contemporary standard.

Outside, the property benefits from off-road parking for two vehicles to the front, while to the rear there is an enclosed garden providing a private outdoor area for relaxing or entertaining.

The property has been maintained to a high standard throughout and represents an excellent opportunity for first-time buyers, downsizers, or investors. The vendors have

already found their onward purchase, helping to make for a smooth transaction.

Viewing is highly recommended.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AT A GLANCE:

Beautifully Presented Home

Two Bedrooms

Gas Central Heating

Presented In Fantastic Order Throughout

Enclosed Rear Garden

Off Road Parking

Popular Town Edge Location

Ideal First Home Or Investment

PROPERTY INFORMATION:

Council Tax: Band B

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electric & Water

DRAINAGE: Mains Drainage

BROADBAND: Full Fibre Broadband Available Within Postcode

MOBILE SIGNAL: You Should Not Expect To Have Good Coverage With Most Providers

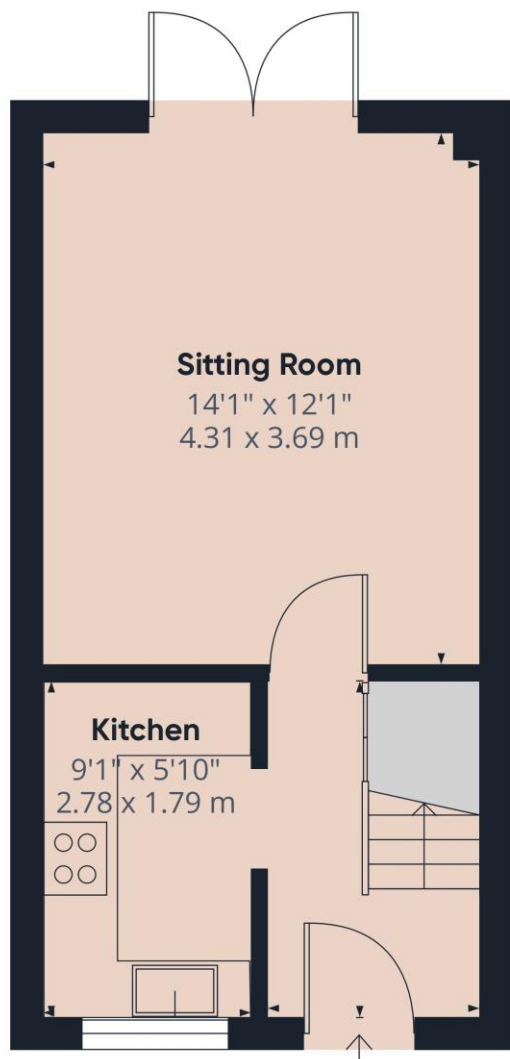
HEATING: Gas Central Heating

LISTED: No

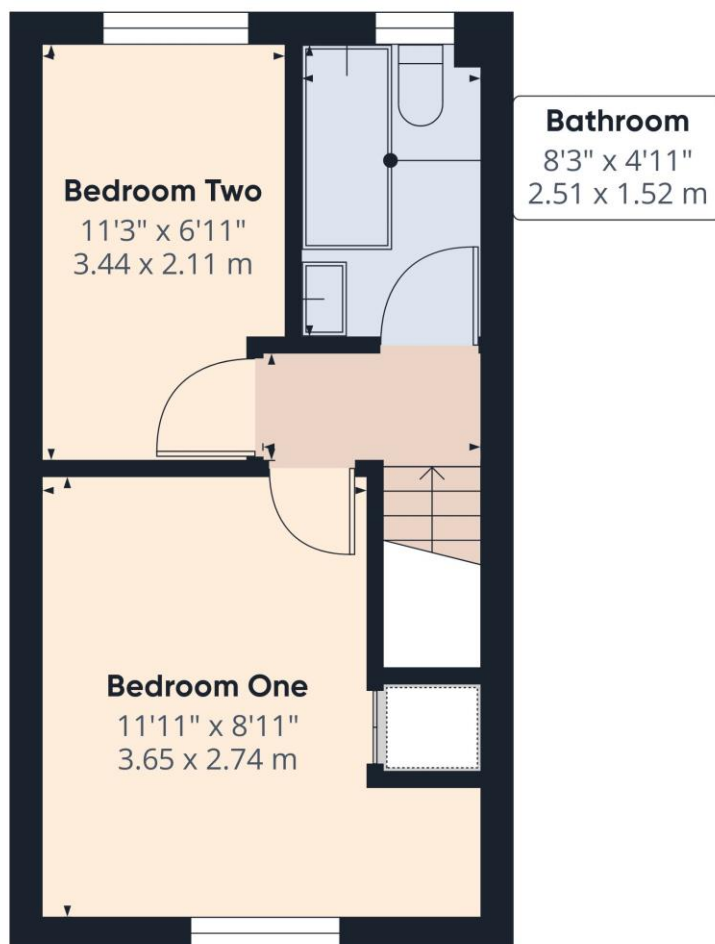
TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low



Ground



Floor 1

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