



12 Town Park, Crediton, EX17 3JN

Guide Price £260,000

Stylish and modern three bedroom terraced house with a garden, off-street parking, and a garage. This modern property offers a comfortable and contemporary living space, situated in a convenient and central town location, perfect for families.

**Winkworth**

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Located in a very popular residential area just moments from the High Street and all its amenities, is this spacious three bedroom family home presented in excellent order throughout. Space and light is a theme throughout with all of the rooms having large windows with the front outlook offering far reaching views across the town. Outside the property has parking, a spacious garage as well as an enclosed garden & patio.

Internally, the accommodation is set across three floors and has recently been modernised and updated throughout. There is an integral garage and useful understairs storage cupboard on the ground floor, whilst on the first floor, you will find a stylish and modern fitted kitchen, recently installed in 2021, creating a sociable and inviting room. Also on the first floor is a good sized living room which enjoys far reaching views across the town and beyond. On the second floor, there are three bedrooms and a family bathroom.

**OUTSIDE** To the front is a driveway which provides parking for one or two vehicles and leads to the garage. To the rear, the garden is tiered with brick retaining walls and areas of lawn and stone chippings.

Town Park is situated within close proximity to local amenities, schools, and transport links. Don't miss the opportunity to make this fantastic family house your new home. Contact us today to arrange a viewing!

**DIRECTIONS** From Crediton High Street turn up St Saviours Way (opposite the Congregational Church), at the top turn left into Town Park and the property will be found on your right.

**COUNCIL TAX:** Band C

**SERVICES:** Mains Electric, Water & Drainage. **BROADBAND:** Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 24.

**MOBILE SIGNAL:** Coverage May Be Limited With Certain Providers

**HEATING:** Mains Gas Central Heating

**LISTED:** No

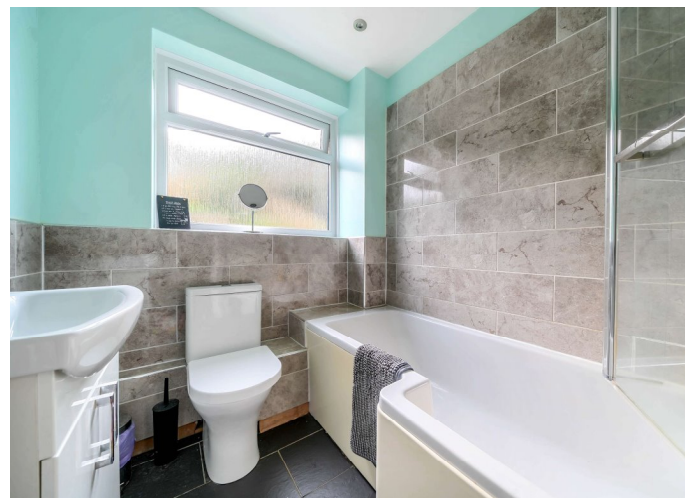
**TENURE:** Freehold

Immediately behind the house there is a right of way for No.12 to cross the neighbouring property to access the side steps down to the road.

There are some rights and restrictions in the title, please refer to agent for further information.

**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 £10 is levied for each verification undertaken.



#### AT A GLANCE:

Beautifully Presented Town House  
Three Bedrooms  
Gas Central Heating  
Newly Installed Kitchen  
Modernised Throughout  
Enclosed Rear Garden  
Parking & Garage  
Popular Town Location  
Close To Amenities

#### PROPERTY INFORMATION:

COUNCIL TAX: Band C  
SERVICES: Mains Electric, Water & Drainage.  
BROADBAND: Superfast Broadband Available. FTTC  
(Fibre to the Cabinet). Checked on Openreach April  
24.  
MOBILE SIGNAL: Coverage May Be Limited With  
Certain Providers  
HEATING: Mains Gas Central Heating  
LISTED: No  
TENURE: Freehold

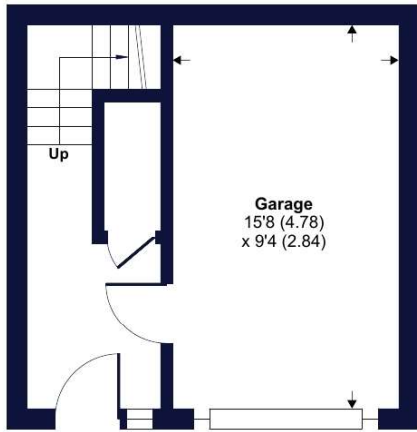
# Town Park, Crediton, EX17

Approximate Area = 880 sq ft / 81.7 sq m

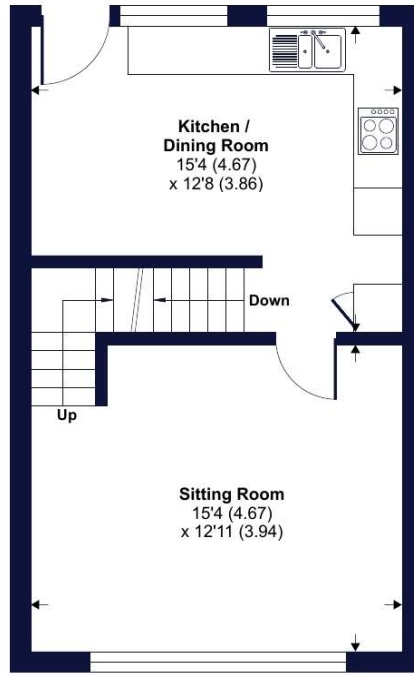
Garage = 148 sq ft / 13.7 sq m

Total = 1028 sq ft / 95.4 sq m

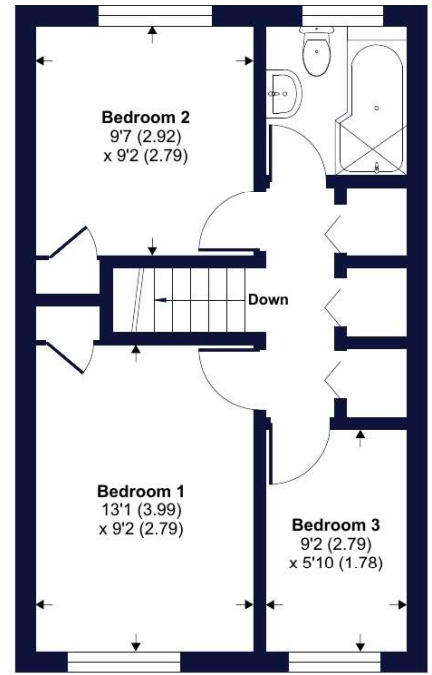
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1078799



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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