



Madges, Tolleys, Crediton, EX17 1HG

Guide Price £275,000

Offered with no onward chain, a delightful two-bedroom detached bungalow located in a peaceful and sought-after area of Crediton.

Winkworth

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This charming property offers a fantastic opportunity for buyers looking to put their own stamp on a home, with plenty of scope for modernisation and personalisation.

and surrounding areas easily accessible, while the nearby countryside offers a wealth of outdoor pursuits.

The accommodation includes two good-sized bedrooms, both light and airy, providing comfortable spaces with pleasant outlooks. The spacious living room is bright and welcoming, while the kitchen, although traditional in style, has been kept in good condition and offers a practical and functional layout.

This is a wonderful opportunity to acquire a solid, well-cared-for home with great potential to update and modernise to your own taste.

DIRECTIONS: Using the What3Words App, search adhesive.glitz.unpainted

The bathroom is similarly well-maintained, with tidy fittings that serve the home well, though there is potential for updates to create a more contemporary feel.

PLEASE NOTE:

Externally, The Madges boasts neat and easy-to-manage gardens at both the front and rear, offering a private and peaceful setting with plenty of potential for landscaping or enhancement. A driveway provides off-road parking for two vehicles.

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.

Ideally located close to the amenities of Crediton town centre, this bungalow is within easy reach of shops, cafes, and essential services. Excellent transport links make Exeter

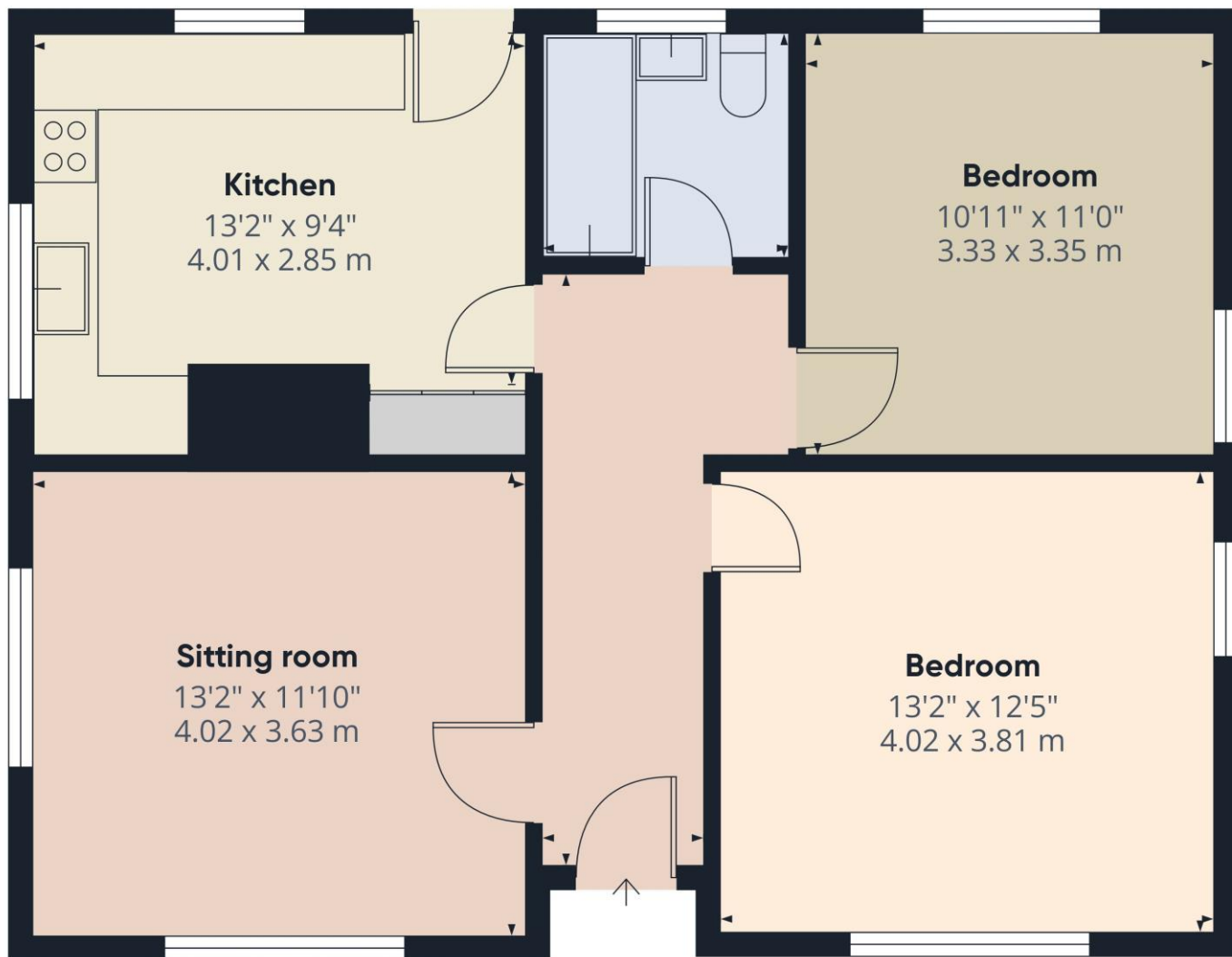


AT A GLANCE:

Detached Bungalow
 Two Good Sized Bedrooms
 Gas Central Heating
 Presented In Good Order
 Pretty & Easy To Maintain Enclosed Gardens
 Convenient Location
 No Onward Chain

PROPERTY INFORMATION:

COUNCIL TAX: Band C
 LOCAL AUTHORITY: Mid Devon
 SERVICES: Mains Electric & Water
 DRAINAGE: Mains Drainage
 BROADBAND: Full Fibre Broadband Available
 FTT (Fibre to the Premises).
 MOBILE SIGNAL: Limited Coverage
 HEATING: Gas Central Heating
 LISTED: No
 TENURE: Freehold
 CONSERVATION AREA: Yes
 FLOOD RISK: Very Low



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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