



3 Orchard Terrace, Threshers, EX17 3NP

Guide Price £220,000

Situated in a very popular part of town, yet only a few hundred yards from the town centre shops and amenities is this good sized two bedroom period terraced house

Winkworth

Winkworth.co.uk

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Tiverton: 01884 675 675
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A RECENTLY REFURBISHED, TWO BEDROOM MID TERRACED PROPERTY LOCATED IN THE HEART OF CREDITON.

The property boasts two reception rooms, modern fitted kitchen, downstairs bathroom, A recently fitted boiler and two double bedrooms upstairs. To the rear of the property is a courtyard garden and also benefits front garden which sets it back from the roadside.

DIRECTIONS

from the High Street head west and at the traffic lights by the green bear left and take the next right onto Threshers, follow this road and after 300 yards the property will be located on your right with on street parking available.

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.

SITUATION

Crediton is an ancient market town and civil parish located in the heart of the county, and with a population of just under 8000. It is famed as the birthplace of St Boniface, the patron saint of Germany and Holland. The town has an active community with a town square which holds events and a twice monthly farmers market, an array of independent retailers along the vibrant high street, several pubs and some real foodie treats with independent bakeries, coffee shops and delicatessens. The town has two supermarkets, two primary schools and a well-regarded secondary school with a busy sixth form which has been rated as Outstanding by OFSTED. The town has active Rugby and Football clubs, as well as an excellent leisure centre with swimming pool and fitness facilities. The town is surrounded by glorious countryside providing plenty of walks and bike rides.



AT A GLANCE:

Two Bedroom Mid Terraced House
Open Plan Living Space.
Modern Fitted Kitchen And Bathroom
Enclosed rear Courtyard.
Central Location
Walking distance to The Town Centre.

PROPERTY INFORMATION:

SERVICES: Gas Central Heating, Mains Water,
Drainage, Mains Electric.

BROADBAND - Superfast Enabled.

MOBILE SIGNAL - You are likely to have restricted
coverage.

EPC: D

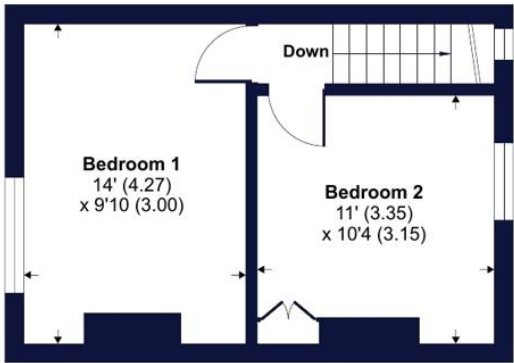
COUNCIL TAX: Band B

TENURE: Freehold.

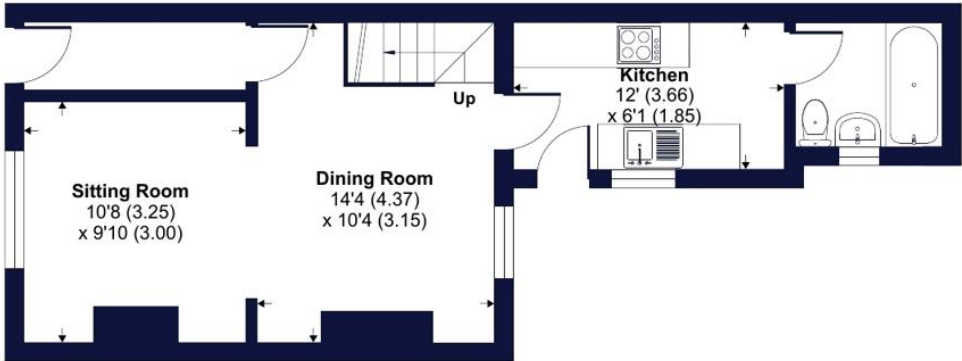
LOCAL AUTHORITY: Mid Devon District Council.

Orchard Terrace, Threshers, Crediton, EX17

Approximate Area = 712 sq ft / 66.1 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(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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