



1 Chapel Downs Road, Crediton, EX17 2EB

Guide Price £400,000

Situated on the outskirts of Crediton, Chapel Downs Road is a substantial and versatile detached home, offering excellent living space, flexible accommodation, and generous gardens.

**Winkworth**

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Offered with no onward chain and located on a generous corner plot in a popular residential area, the property offers well-proportioned living space both inside and out. With a flexible layout and a great location on the edge of town, it's an ideal home for families, professionals, or anyone looking for room to grow.

Chapel Downs Road is a well-regarded residential street on the outskirts of Crediton. It offers a quiet setting while still being close to local amenities, schools, and regular train links to Exeter and beyond.

DIRECTIONS: Using the What3Words App, search [rejoin.roadways.supplied](https://www.what3words.com/rejoin.roadways.supplied)

The ground floor features two generous reception rooms, a separate dining room, a home office or study, a well-equipped kitchen, and a handy downstairs WC. This layout offers plenty of space for everyday living, and could easily be adapted to suit a variety of different needs.

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.

Upstairs are three good-sized bedrooms, a family bathroom, and a separate shower room. The shower room was previously a fourth bedroom and could easily be converted back if needed, offering extra flexibility.

The property sits on a large corner plot with enclosed gardens that include a lawn, mature planting, and a raised decking area—great for enjoying the outdoors in privacy. There's also off-road parking and a garage.





**AT A GLANCE:**

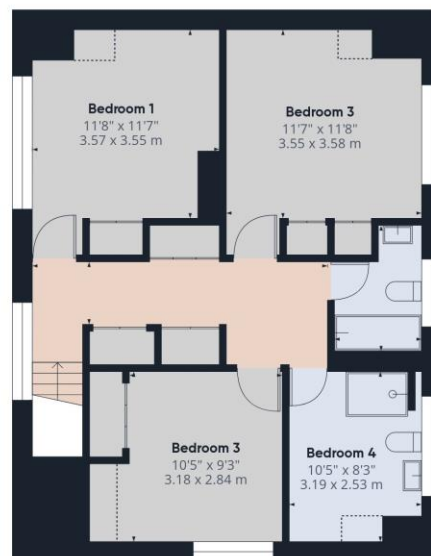
Spacious Detached Home With Flexible Accommodation  
Three Bedrooms Plus Shower Room (Formerly Fourth Bedroom)  
Two Reception Rooms, Dining Room, Office & Kitchen  
Generous Corner Plot With Gardens, Decking, Garage & Parking  
In Need Of Some Modernisation Throughout  
Offered With No Onward Chain  
Desirable Edge-Of-Town Location

**PROPERTY INFORMATION:**

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



Ground



Floor 1

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

73 C

84 B

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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