



45 Dean Street, CREDITON, EX17 3EW

Guide Price £239,000

A unique 2 bedroom period cottage located a short walk from the town centre, on what is believed to be the oldest street in Crediton, with spacious accommodation, courtyard garden and garage.

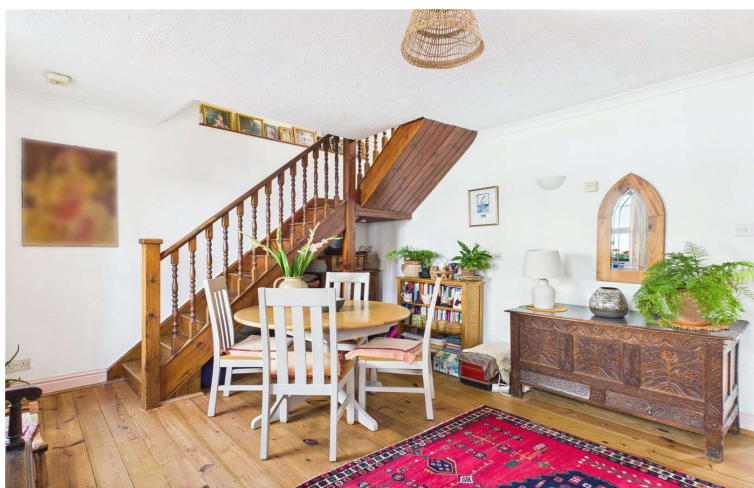
Winkworth

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Nestled along what is believed to be the oldest street in Crediton, just a short stroll from the town centre and excellent transport links to Exeter, this charming 2 bedroom period cottage offers character, convenience and the rare benefit of an attached garage.

Well-presented throughout, the property enjoys spacious accommodation and a homely atmosphere. The welcoming sitting/dining room is filled with natural light from two front aspect windows, while an efficient wood-burning stove creates a cosy focal point, perfectly complementing the home's period character. Stairs rise from the sitting room to the first floor.

To the rear, the cottage-style kitchen is fitted with a range of units and offers ample space for a breakfast table, making it an ideal everyday living space. Views over the delightful courtyard add to its appeal, while a useful rear porch provides direct access outside and into the attached single garage, and a further space to sit and relax.

The first floor comprises two comfortable bedrooms together with a generous family bathroom, fitted with both a bath and a separate shower cubicle.

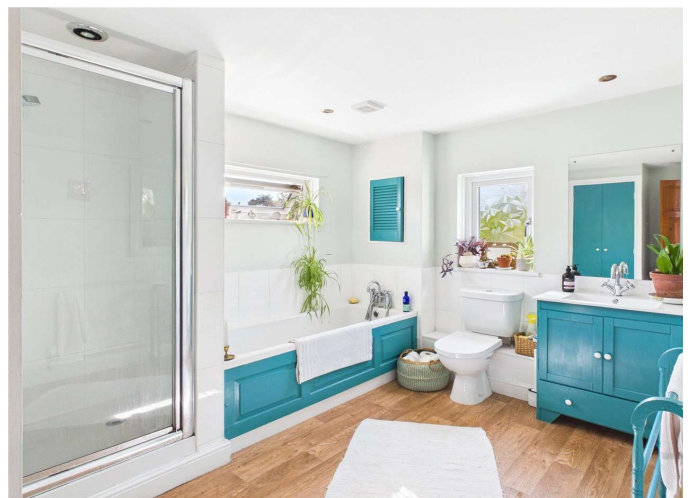
Outside, the enclosed rear courtyard enjoys an easterly aspect and provides a sunny space for relaxing, currently enhanced by a colourful display of potted plants.

Completing this unique home is the attached single garage, an increasingly rare feature for a property of this age and location.

DIRECTIONS: Using the What3Words App, search [september.fled.natural](https://www.what3words.com/)

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SUMMARY

- Located within walking distance of the town centre
- A unique 2 bedroom period home
- Spacious accommodation
- Full of charm and character
- Garden porch and courtyard
- Single garage
- Close to useful transport links

PROPERTY INFORMATION:

COUNCIL TAX: Band B

LOCAL AUTHORITY: Mid Devon Council

SERVICES: Mains electricity, water and gas. Solar panels

DRAINAGE: Mains drainage

HEATING: Gas central heating

BROADBAND: Broadband available through Openreach

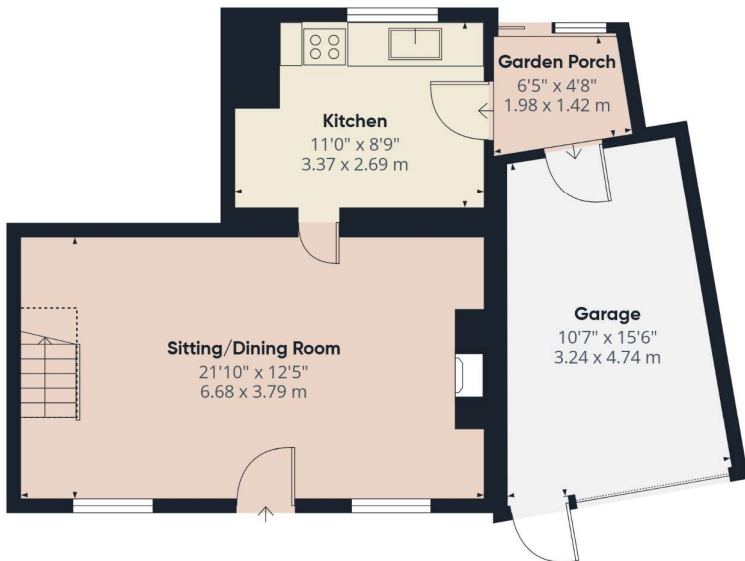
MOBILE SIGNAL: Good coverage

LISTED: No

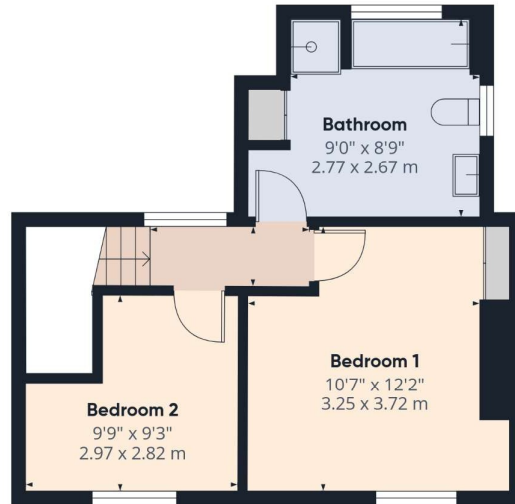
TENURE: Freehold

CONSERVATION AREA: Yes

FLOOD RISK: Very Low



Ground



Floor 1

Approximate total area⁽¹⁾
844 ft²
78.6 m²

Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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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