



4 Gordon Terrace, Park Street, EX17 3EB

Guide Price £190,000

A charming and spacious mid-terrace home within walking distance of the town's amenities. Small courtyard garden to the rear and a cellar. The property requires a degree of updating.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



A fantastic opportunity to acquire this two-bedroom mid-terrace period home, ideally situated close to local amenities. Arranged over three storeys, this charming property offers spacious and versatile accommodation throughout and presents excellent potential for modernisation, allowing buyers to create a stylish home to their own taste.

This charming period property offers a welcoming entrance leading to a spacious front aspect sitting room with a separate dining room providing access to the upper floors. The kitchen as an array of matching base and wall units with space for appliances and access to the private rear courtyard.

On the first floor are two comfortable and spacious bedrooms, both with fitted cupboards, and a family bathroom, while the top floor boasts a generous loft room, providing an additional versatile living area or potential third bedroom.

While the property would benefit from modernisation, it offers an excellent canvas for those seeking to add value and style to a character home in a desirable and convenient location.

The property is offered with no onward chain and would make an ideal first home or investment property.

DIRECTIONS From the office, head east on the High Street. Turn right onto Union Terrace where the road merges with Park Street where the property is located on the left.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.



- Walking distance to local amenities
- Mid-terrace home
- 2 bedrooms with a generous loft room
- In need of modernisation
- Ideal first home or investment opportunity
- Small courtyard garden
- Cellar
- No onward chain

NOTE: There is no allocated parking with this property.

PROPERTY INFORMATION:

COUNCIL TAX: Band B

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electric & Water

DRAINAGE: Mains Drainage

HEATING: Gas Central Heating

LISTED: No

TENURE: Freehold

CONSERVATION AREA: Yes

FLOOD RISK: Very Low



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	69 D	
39-54	E		
21-38	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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