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**Rugen, Broad Close, Crediton, EX17 3NQ**

**Guide Price £280,000**

A detached 2 bedroom bungalow located within a sought after cul-de-sac, with the benefit of a generous garden, off street parking and garage. The property requires modernisation. No onward chain.

**Winkworth**

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Situated within a sought-after cul-de-sac in the popular market town of Crediton, this spacious detached bungalow offers an excellent opportunity for modernisation and improvement. The property occupies a generous plot and presents significant potential to create a wonderful home with outstanding outdoor space.

The accommodation is well proportioned and naturally bright, comprising two bedrooms, a sitting room, separate dining room, kitchen, bathroom and a conservatory enjoying views over the garden. The layout offers flexibility and scope to reconfigure, subject to the necessary consents, to suit modern living requirements.

A particular highlight of the property is the extensive, mature garden, which provides an exceptional outdoor setting with ample space for landscaping, and entertaining. The property also benefits from off-street parking and an integral single garage.

Offering both space and potential in a highly desirable residential location, this bungalow represents an exciting opportunity for buyers seeking a project with the promise of a superb home and garden.

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## SUMMARY

- Sought after cul-de-sac location
- 2 bedroom detached home
- Generous gardens
- Off street parking and single garage
- In need of modernisation
- No onward chain

## PROPERTY INFORMATION:

COUNCIL TAX: Band D

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electric, Water and Drainage.

DRAINAGE: Mains Drainage

BROADBAND: Broadband Available

MOBILE SIGNAL: Reasonable Coverage

HEATING: Oil fired and electric panels heaters

LISTED: No

TENURE: Freehold

CONSERVATION AREA: No

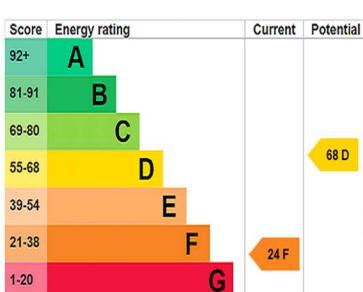
FLOOD RISK: Very Low



(1) Excluding balconies and terraces

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

GIRAFFE360



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