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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.

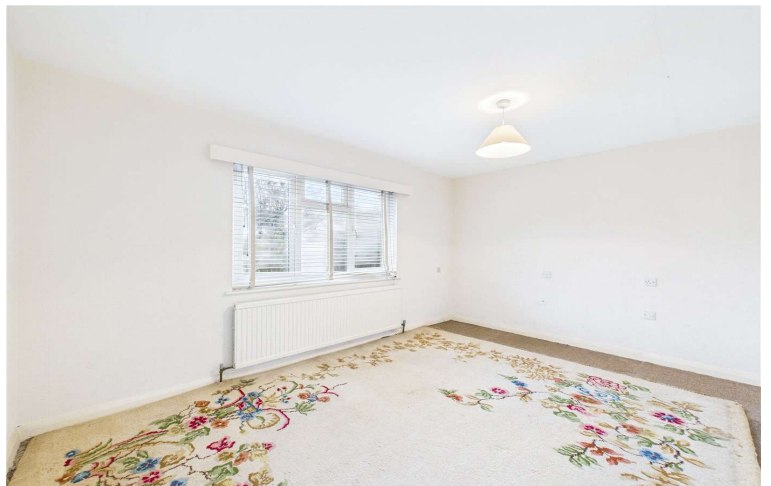
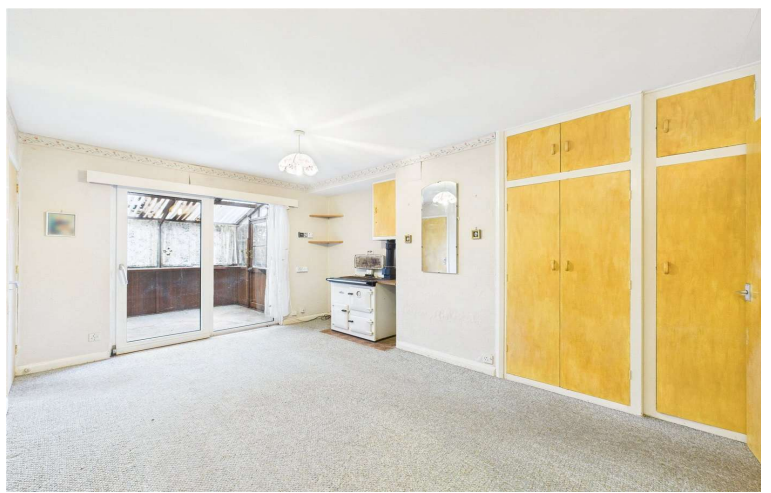
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Situated within a sought-after cul-de-sac in the popular market town of Crediton, this spacious detached bungalow offers an excellent opportunity for modernisation and improvement. The property occupies a generous plot and presents significant potential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

**DIRECTIONS:** Using the What3Words App, search [revise.adjusting.margin](#)

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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





Approximate total area<sup>(1)</sup>  
1097 ft<sup>2</sup>  
102 m<sup>2</sup>

(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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	24 F	
1-20	G		

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