



10 Threshers, Crediton, EX17 3NL

Guide Price £169,950

A hidden gem! Tucked away in a popular residential area, this 2 bedroom cottage is full of charm and character, with open plan living and excellent boarded loft storage. A delightful courtyard provides outside space and an outbuilding for further storage.

Winkworth

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Tucked away in a sought-after residential setting, this charming cottage is a true hidden gem. Full of character and warmth, it offers a wonderfully homely feel and a layout that is as unique as it is inviting.

The ground floor features open-plan living, creating an inviting and cosy space filled with natural light from the front-aspect window overlooking the courtyard. A delightful gas fired stove forms the heart of the home.

Upstairs, the first floor provides two bedrooms along with a stylish shower room, thoughtfully arranged to make the most of the space. Above, the boarded loft, accessed via a ladder, offering excellent additional space with eaves storage, benefiting from 2 velux skylights and a window.

To the front of the cottage, a delightful courtyard provides a perfect spot for morning coffee or evening relaxation, while a small outbuilding adds useful extra storage.

DIRECTIONS: Using the What3Words App, search [severe.plotted.curl](https://www.what3words.com/severe/plotted/curl)

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.



SUMMARY

- A charming hidden gem
- Characterful cottage
- 2 bedrooms
- Open plan living
- Excellent loft storage
- Delightful fireplace with gas fed stove
- Courtyard garden
- Outbuilding

PROPERTY INFORMATION:

COUNCIL TAX: Band B

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains electric, gas and water.

DRAINAGE: Mains drainage

BROADBAND: Broadband Available

MOBILE SIGNAL: Reasonable Coverage

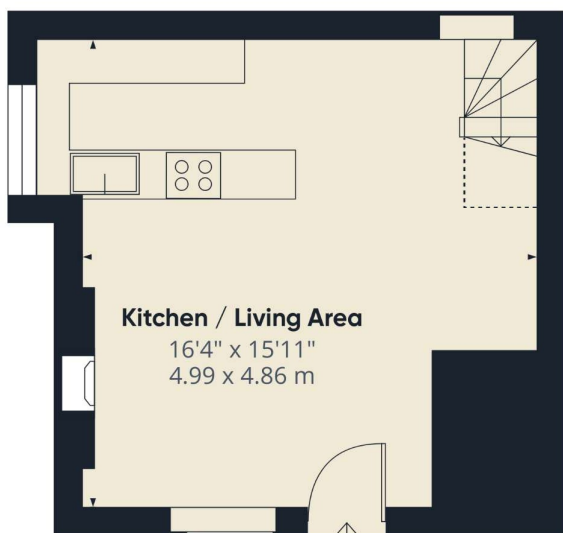
HEATING: Gas central heating

LISTED: No

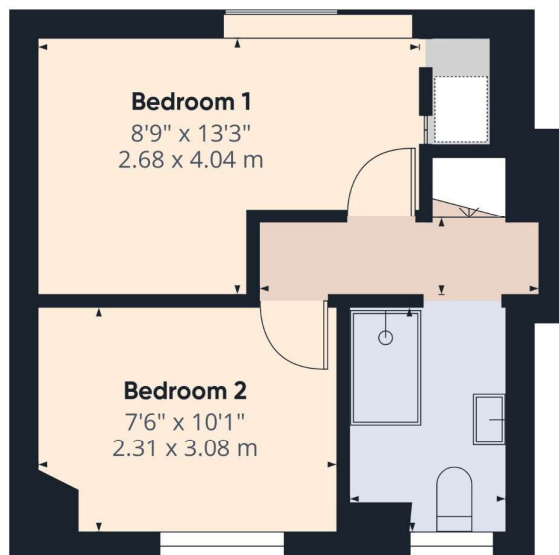
TENURE: Freehold

CONSERVATION AREA: No

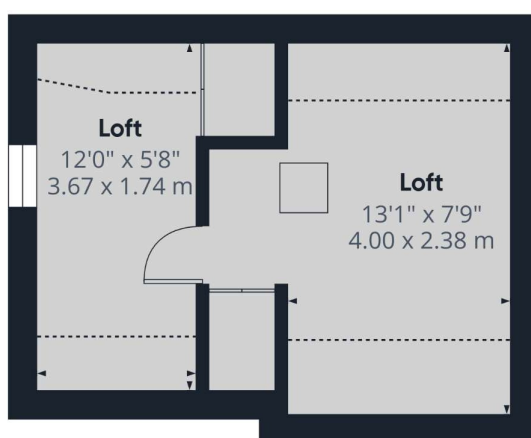
FLOOD RISK: Very Low



Ground



Floor 1



Floor 2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	82 B
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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