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**Tors View, Barnstaple Cross, Crediton, EX17 2EP**

**Guide Price £550,000**

Tors View is a generously proportioned detached bungalow set within a large, established plot in the ever-popular Barnstaple Cross area of Crediton.

**Winkworth**

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Offering significant scope for modernisation, this spacious home provides an exciting opportunity for buyers looking to personalise a property in a peaceful and well-connected location. The property is offered with no onward chain.

Internally, the bungalow offers well-appointed accommodation with an easy flow between living and sleeping areas. The heart of the home is the impressive sitting room, measuring over 20ft in length, which enjoys a triple-aspect outlook and direct access to the garden. Adjacent to this is a bright and spacious kitchen, offering ample space for units and a dining area if desired.

The dining room is positioned off the sitting and is of a generous size, providing a separate space for more formal dining or potential open-plan reconfiguration, subject to renovation.

The property features four bedrooms in total. Bedroom one is a bright double room located at the far end of the bungalow with dual windows. Bedroom two sits next door and also accommodates a double bed with ease. Bedroom three, is well-proportioned and positioned quietly to the rear of the home, while bedroom four offers versatility as a single bedroom, study, or home office.

The family bathroom is centrally located and includes a bath, basin, and WC, with potential to redesign or expand if

desired. There is a separate shower room next door with WC and basin.

With an abundance of natural light throughout, the internal layout is highly practical and flexible, catering to a range of lifestyles.

Set back from the road, the property is approached via a long, tree-lined driveway which creates a wonderful sense of privacy. The grounds surrounding the bungalow are extensive, providing ample space for gardening, outdoor entertaining or further development, subject to any necessary consents. A double garage offers secure parking and storage, and there is also a well-sized shed equipped with both power and lighting.

This is a rarely available opportunity to purchase a home in a truly special setting, with the chance to create something unique in a sought after edge of town location.

#### PLEASE NOTE:

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#### AT A GLANCE:

Substantial Detached Bungalow  
Four Bedrooms  
Gas Central Heating  
Well Proportioned & Flexible Accommodation  
Large Plot With Extensive Gardens  
Double Garage & Store Shed  
Ample Parking  
Fantastic Views  
Sought After Edge of Town Location  
No Onward Chain  
EPC Band D

#### PROPERTY INFORMATION:

COUNCIL TAX: Band F  
LOCAL AUTHORITY: Mid Devon  
SERVICES: Mains Electric & Water  
DRAINAGE: Private Drainage  
BROADBAND: Part Fibre Broadband Available  
FTTC (Fibre to the Cabinet).  
MOBILE SIGNAL: Limited Coverage  
HEATING: Gas Central Heating  
LISTED: No  
TENURE: Freehold  
CONSERVATION AREA: No  
FLOOD RISK: Very Low



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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