



11 Primrose Way, Crediton, EX17 1BZ

Guide Price £265,000

Located on the edge of Crediton and offered with no onward chain, Primrose Way is a modern and well-presented three-bedroom semi-detached family home.

**Winkworth**

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This property enjoys a fantastic position close to local amenities, including a supermarket, leisure centre, and doctor's surgery.

Inside, the property is offered in very good order throughout. The ground floor features a light and open living / dining room with sliding doors to rear garden. There is a modern fitted kitchen with base and wall units providing ample cupboard and drawer space as well as separate utility room. Upstairs, there are three bedrooms, two double and one single as well as stylish family bathroom.

Outside, the property offers a generously proportioned and fully enclosed rear garden, mostly laid to lawn, with a small paved area directly adjoining the house. To the front, the property is set nicely back from the road by a lawned garden and driveway providing parking for several vehicles and leads to the garage.

Crediton is a historic market town with a strong community spirit, offering a range of amenities including independent shops, pubs, schools, and leisure facilities. The town is well-connected and surrounded by beautiful countryside, making it an ideal location for families and commuters alike.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.



#### AT A GLANCE:

Semi-Detached Family Home  
 Three Bedrooms  
 Gas Central Heating  
 Presented In Excellent Order  
 Enclosed Gardens  
 Driveway & Garage  
 Sought After Town Location  
 No Onward Chain

#### PROPERTY INFORMATION:

COUNCIL TAX: Band C

SERVICES: Mains Electric, Water & Drainage.  
 BROADBAND: Superfast Broadband Available. FTTC  
 (Fibre to the Cabinet). Checked on Openreach.

MOBILE SIGNAL: You Are Likely To Have Good  
 Coverage With Certain Providers

HEATING: Mains Gas Central Heating

LISTED: No

TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low



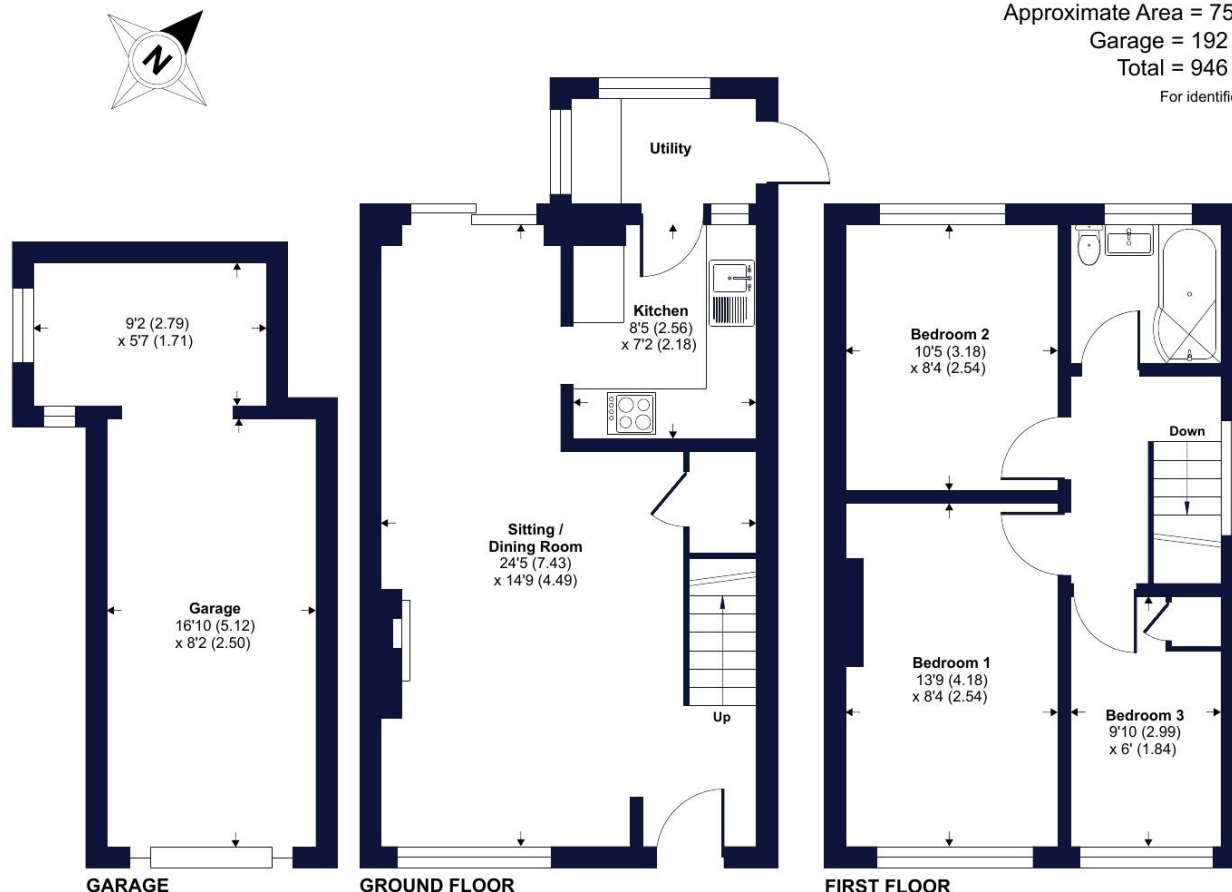
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Approximate Area = 754 sq ft / 70 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 946 sq ft / 87.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for Winkworth. REF: 1179410

Winkworth

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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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