



31 Tarka Way, Crediton, EX17 3FF

Guide Price £250,000

A contemporary 2 bedroom home located in a popular residential area of Crediton. Ideal for first time buyers or investors. With off street parking for 2 cars and a low maintenance rear garden with far reaching views.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



This delightful contemporary home is set within a sought-after development in the charming market town of Crediton. Perfectly suited to first time buyers or investors, the property offers bright, well-balanced accommodation designed to maximise usable space.

The welcoming entrance hall has a convenient ground floor guest cloakroom. The modern kitchen is thoughtfully arranged with a range of fitted base and wall units, providing practical storage and workspace. To the rear, the sitting/dining room enjoys a pleasant outlook with double doors opening onto the patio, where far reaching views can be appreciated. The open plan layout creates an ideal environment for both everyday living and entertaining.

Upstairs, there are two double bedrooms along with a well-appointed family bathroom.

Externally, the property benefits from driveway parking for two vehicles to the front. The enclosed rear garden is arranged over two sections, featuring a paved patio area perfect for outdoor dining, alongside a lower decked and lawned area, offering versatile outdoor space to enjoy throughout the seasons.

AGENTS NOTE: The Vendor of this property has informed us that there is Management Fee of £157.49 per annum for the maintenance of the communal green areas.

DIRECTIONS: Using the What3Words App, search deeper.lighters.hike

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.

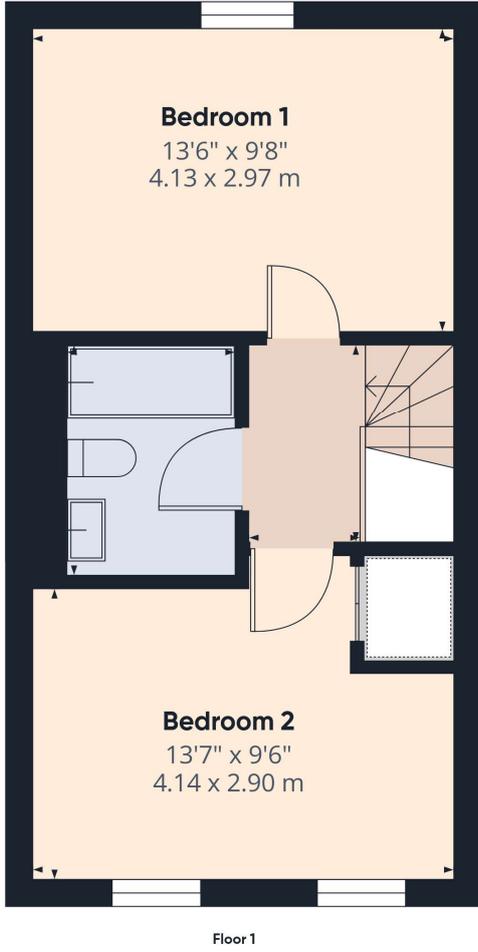
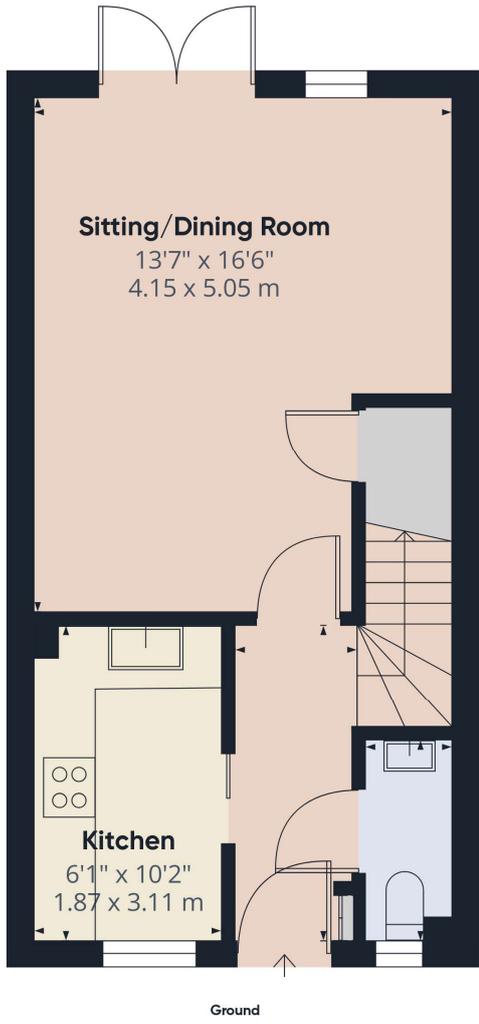


SUMMARY

- Popular residential development in CREDITON
- 2 Bedroom semi-detached property
- Contemporary designed home
- Driveway parking for 2 cars
- Enclosed rear garden
- Far reaching views to the rear
- Ideal for first time buyers or investors

PROPERTY INFORMATION:

COUNCIL TAX: Band B
LOCAL AUTHORITY: Mid Devon
SERVICES: Mains Electricity and Water
DRAINAGE: Mains Drainage
BROADBAND: Broadband Available
MOBILE SIGNAL: Good Coverage
HEATING: Gas Central Heating
LISTED: No
TENURE: Freehold
CONSERVATION AREA: No
FLOOD RISK: Very Low



Approximate total area⁽¹⁾
 686 ft²
 63.7 m²

(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		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
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.



Crediton: 01363 773757
 crediton@winkworth.co.uk

Exeter: 01392 271177
 exeter@winkworth.co.uk

Tiverton: 01884 675 675
 tiverton@winkworth.co.uk