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43 Dean Street, Crediton, EX17 3EW

Guide Price £170,000

Offered with no onward chain and located close to the church, local bus links, primary school, amenities and only a few hundred yards from the Town Centre, is this attractive Grade II Listed period cottage.

**Winkworth**

[Winkworth.co.uk](http://Winkworth.co.uk)

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The cottage has been updated throughout, including the installation of a well-fitted kitchen with wood-fronted units and a modern white bathroom suite with shower. The ground floor benefits from new tiled flooring, while the first floor has been re-carpeted to provide a fresh and comfortable feel.

Heating is provided by a modern, fully programmable electric central heating system, and additional insulation has been added to several rooms, improving energy efficiency.

This is a well-presented home in a convenient and central location, offering a good mix of character and modern improvements.

**DIRECTIONS:** From our office on the High Street, head east towards Exeter. When you reach the Parish Church on your

left, turn right into Dean Street. The property is located on the left-hand side.

**NOTE:** There is no outside space or parking with the property.

**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.





#### AT A GLANCE:

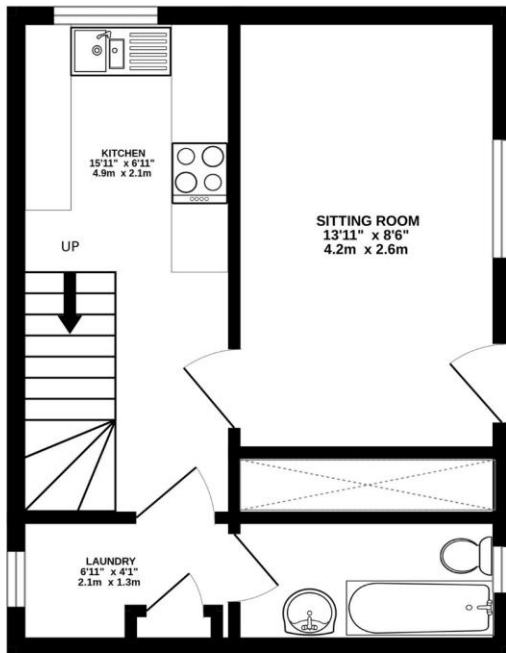
Attractive Link-Detached Period Cottage  
Two Double Bedrooms  
Presented In Excellent Order Throughout  
Good Transport Links  
Recently Installed Efficient Electric Central Heating  
Popular Town Location  
Close To Amenities  
NO ONWARD CHAIN

#### PROPERTY INFORMATION:

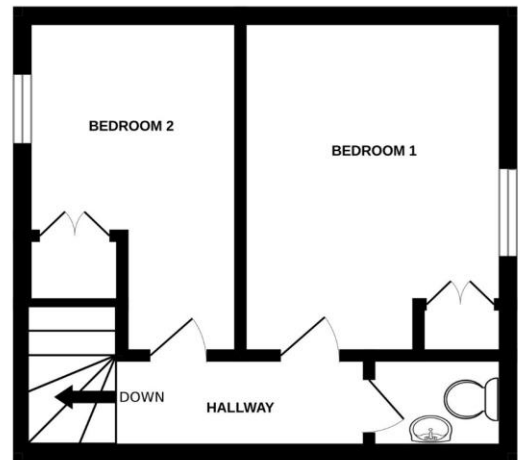
COUNCIL TAX: Band B  
LOCAL AUTHORITY: Mid Devon  
SERVICES: Mains Electric & Water  
DRAINAGE: Mains Drainage  
BROADBAND: Full Fibre Broadband Available  
MOBILE SIGNAL: Likely to Have Good Coverage  
HEATING: Electric Heating  
LISTED: Grade II  
TENURE: Freehold  
CONSERVATION AREA: Yes  
FLOOD RISK: Very Low



GROUND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR  
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(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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