



Sunrays, Barnstaple Cross, Crediton, EX17 2EP

Asking Price £530,000

Welcome to Sunrays, an exceptional three-bedroom detached bungalow set within approximately 3/4 of an acre of stunning, level gardens.

Winkworth

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Tucked away in the sought-after Barnstaple Cross area, this property offers a rare opportunity to own a home in a peaceful and private location, perfectly suited for growing families or anyone seeking a serene lifestyle.

This spacious bungalow features three bright and generously sized bedrooms. In addition to the main living space, a staircase leads to two further rooms useful as a home office, hobby space, or additional storage both of which have occasionally been used as further bedrooms. The beautifully maintained gardens are a true highlight, providing ample space for outdoor enjoyment, whether you envision relaxing in the tranquillity of nature, entertaining guests, or indulging in gardening projects.

A sweeping driveway leads to a large parking area, creating a high level of privacy. The driveway also provides access to a carport and garage, offering convenient storage and ample parking options.

Properties in this location rarely come to the market, making this a truly unique chance to own a home with incredible potential and no onward chain.

Sunrays enjoys a peaceful, semi-rural setting while remaining within easy reach of local amenities and transport links.

Viewing is highly recommended to fully appreciate the charm and potential of this special home.

DIRECTIONS: Using the what3words app, search for [///tinsel.take.clinking](https://www.what3words.com/#!/en/tinsel.take.clinking)

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



AT A GLANCE:

Beautiful Detached Bungalow
 Three Bedrooms
 Loft Conversaion With Two Rooms
 Presented In Very Good Order
 Substantial Level Gardens
 Sweeping Driveway With Garage & Carport
 Superb Far Reaching Views
 No Onward Chain

PROPERTY INFORMATION:

COUNCIL TAX: Band E
 SERVICES: Mains Gas, Electric & Water. Private Drainage.
 BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach.
 MOBILE SIGNAL: Limited Coverage
 HEATING: Gas Central Heating
 LISTED: No
 TENURE: Freehold



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Approximate Area = 1441 sq ft / 133.8 sq m (excludes carport)

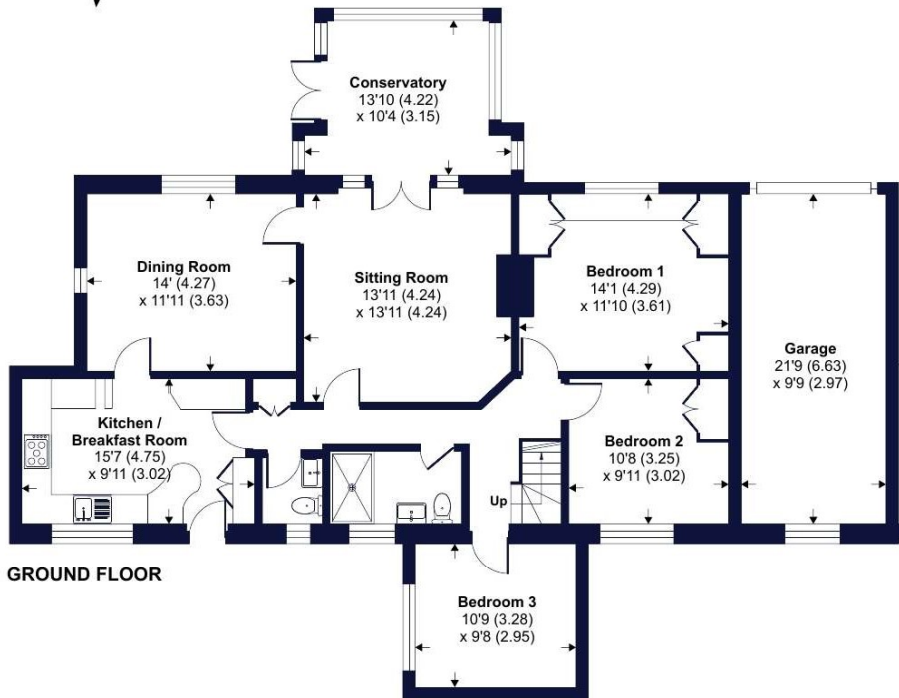
Limited Use Area(s) = 84 sq ft / 7.8 sq m

Garage = 214 sq ft / 19.8 sq m

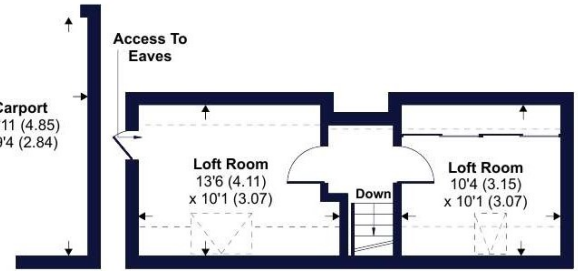
Total = 1739 sq ft / 161.5 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR

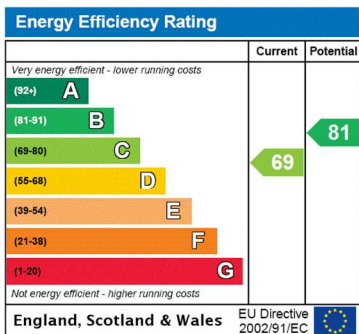


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Winkworth. REF: 1215156

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