



30 Greenway, Crediton, EX17 3LP

Guide Price £375,000

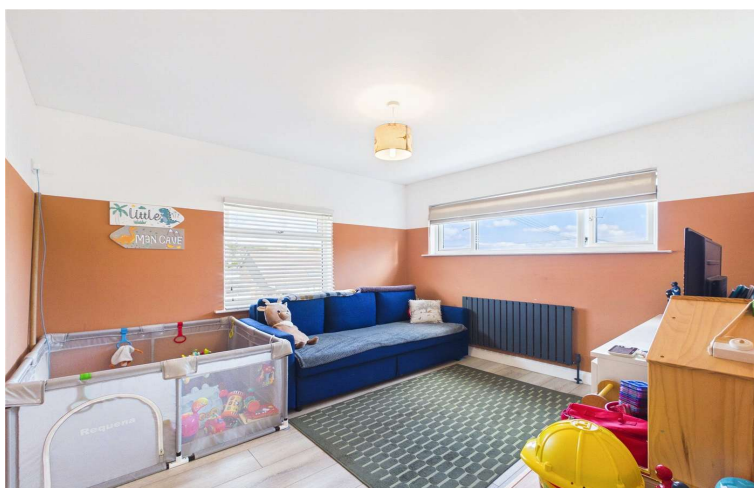
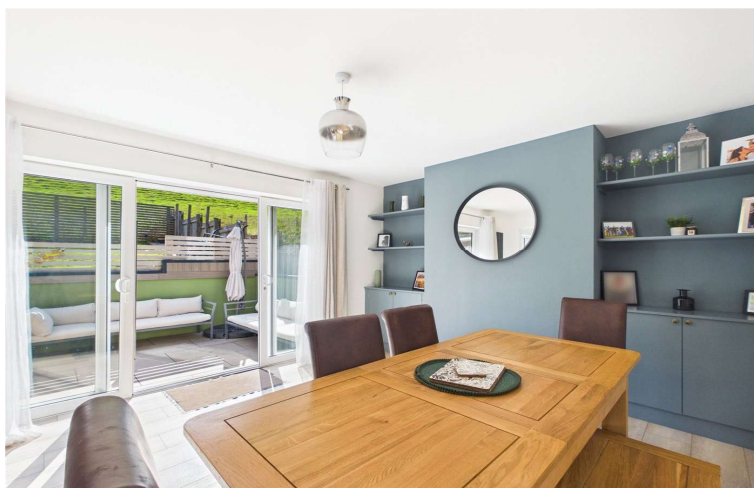
A stylish, renovated family home located in a popular residential area of Crediton, enjoying a south facing garden backing onto open fields. 3 bedrooms. Off street parking. Single garage.

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



Located in a sought-after residential area of Crediton, just a short walk from the town centre and its excellent range of everyday amenities, this attractive home enjoys the particularly desirable combination of convenient town living with an open outlook to the rear. Having been thoughtfully renovated by the current owners, the property now provides a bright, spacious and stylish family home, with versatile accommodation ideally suited to modern family life and entertaining.

The ground floor offers a comfortable front-aspect sitting room, while the contemporary kitchen is fitted with an excellent range of units and enjoys views across the rear garden. A useful utility room leads directly from the kitchen, providing valuable space for laundry appliances, coats and outdoor equipment, with doors giving access to both the garden and the integral garage.

The generous dining room provides an excellent space for entertaining, with double doors opening directly onto the impressive south-facing patio and garden beyond. A further versatile reception room is currently arranged as a family room, although it could equally provide a 3rd bedroom or home office, depending on individual requirements. A modern bathroom is conveniently positioned alongside.

Upstairs, the landing benefits from a window framing attractive views across the garden and the open field beyond. The substantial master bedroom enjoys a wonderful rear aspect, with views over the garden and

adjoining countryside, together with a skylight and an excellent array of fitted cupboards. Bedroom 2 also enjoys the same appealing rear outlook. A stylish contemporary shower room completes the first floor.

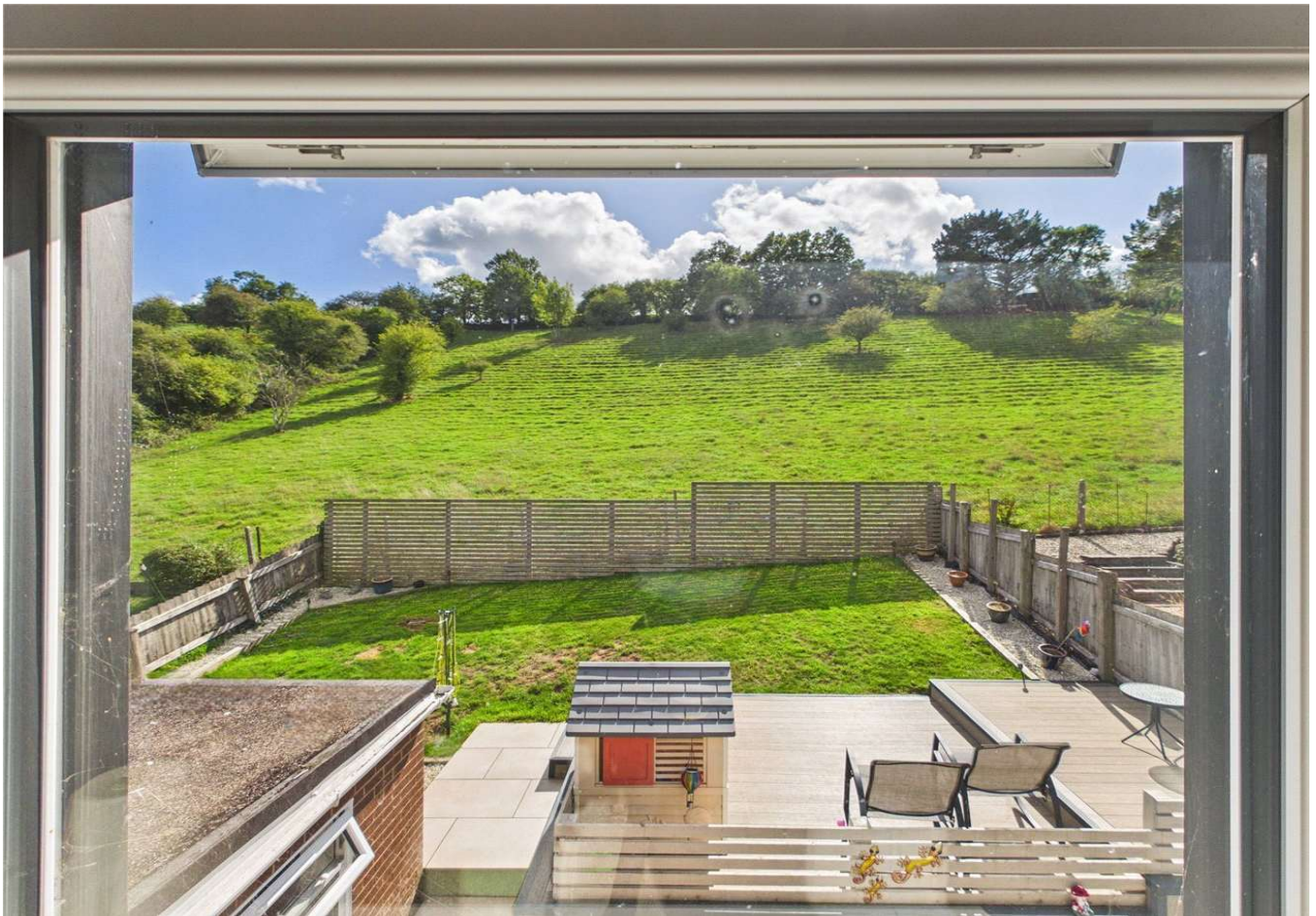
To the front, a small garden and driveway provide useful off-street parking and lead to the single garage. The particularly long garage is fitted with an electric roller door and provides excellent storage, with ample space to create a useful workshop or hobby area if required.

The beautifully landscaped rear garden is a real feature of the property, enjoying a southerly aspect and backing directly onto an open field. A generous patio provides an ideal area for outdoor dining and entertaining, while a separate decked seating area offers an additional place to relax. Beyond this is a large area of lawn, creating an attractive and practical garden for both families and keen gardeners.

DIRECTIONS: Using the What3Words App, search [risking.steady.pettled](https://www.what3words.com/)

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

- Sought after residential area of CREDITON
- Walking distance to the town centre and amenities
- Stylish home, renovated by the current owners
- 3 bedrooms and 2 bathrooms
- Bright and spacious family and entertaining areas
- South facing garden backing onto open fields
- Off street parking and single garage

PROPERTY INFORMATION:

COUNCIL TAX: Band D

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electricity, Water, Gas & EV Charger

DRAINAGE: Mains Drainage

BROADBAND: Broadband Available

MOBILE SIGNAL: Good Coverage

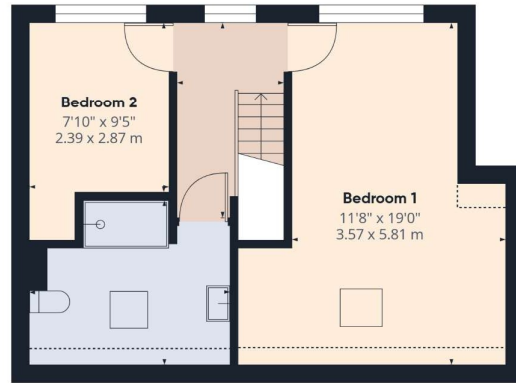
HEATING: Gas Central Heating

LISTED: No

TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low



Floor 1

Approximate total area⁽¹⁾

1384 ft²
128.6 m²

Reduced headroom

26 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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