



38 Westernlea, Crediton, EX17 3JQ

Offers Over £335,000

**\*\* NO ONWARD CHAIN \*\*** An excellent detached bungalow in immaculate condition, enjoying a cul-de-sac position with easy access to the town centre, and within a short walk of the bus stop and pharmacy

**Winkworth**

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

Crediton: 01363 773757  
[crediton@winkworth.co.uk](mailto:crediton@winkworth.co.uk)

Exeter: 01392 271177  
[exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

Tiverton: 01884 675 675  
[tiverton@winkworth.co.uk](mailto:tiverton@winkworth.co.uk)





The two bedroom accommodation is very well-presented and benefits from a recently fitted kitchen and shower room, mains gas central heating & uPVC double glazing throughout. It also has a lovely living room overlooking the front garden and to the rear has sliding doors to the conservatory overlooking the rear garden.

The property enjoys its own drive from the cul-de-sac, meaning much privacy, and there is plenty of space for parking. The single garage offers excellent storage and has plumbing for white goods

The front garden is mainly to lawn and to the rear with areas of patio and has been designed with ease of maintenance. The majority of the plot and access is very level with pathways from the front/garage to the side and around to the rear.

To access the front door, there are steps that lead up from the driveway.

NOTE: There are some small remedial works and repairs needed to the chimney, please refer to agent for more information.

COUNCIL TAX: Band D

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

Checked on Openreach April 24.

MOBILE SIGNAL: Coverage May Be Limited With Certain Providers

HEATING: Mains Gas Central Heating

LISTED: No

TENURE: Freehold

Please refer to agent for more information on rights and restrictions in the title.

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 £10 is levied for each verification undertaken.



#### AT A GLANCE:

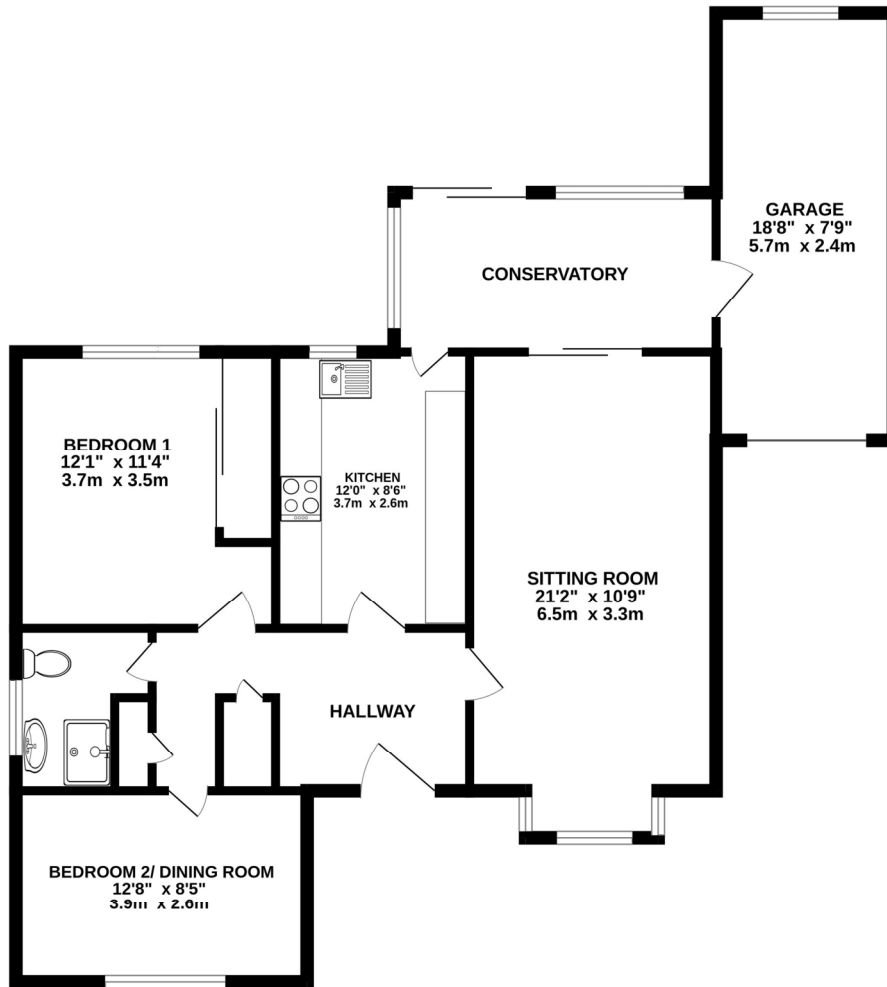
Two Bedroom Detached Bungalow  
Modern Fitted Shower Room and Kitchen.  
Off Road Parking and Single Garage  
Enclosed Rear Garden  
On Public Transport Route  
No Onward Chain

#### PROPERTY INFORMATION:

Council Tax: D  
Utilities: Mains gas, electric, telephone & drainage  
Heating: Mains gas central heating  
Listed: No  
Tenure: Freehold



GROUND FLOOR  
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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		
A (92+)		
B (81-91)		85
C (69-80)		
D (55-68)	66	
E (39-54)		
F (21-38)		
G (1-20)		
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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