



Little Lark, 16a Waresfoot Drive, Crediton, EX17 2DG

Guide Price £345,000

Introducing this fantastic three bedroom detached house situated in a sought after and most convenient residential area with enclosed south facing gardens, spacious and light accommodation and garage. The property is being offered with no onward chain.

Winkworth

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Little Lark is a superb three bedroom detached split level residence located in a sought after residential area, and in probably one of the most convenient locations in the town.

en suite bathroom, again with Velux windows and a lovely white suite, complementing the light and airy feel of the accommodation.

The property, which enjoys a sunny south facing aspect, and benefits from enclosed and easy to maintain rear gardens, was designed by local architect Eddie Holden, and built by well-regarded local builders, R J Salter and Sons in 2011. The accommodation is light and airy, with much emphasis put on allowing the south facing light to flood the accommodation. From the street level you enter a spacious hallway with two double bedrooms at the rear (facing south), with a door from bedroom three / study which leads into the integral garage which has lighting and power, as well as the main bathroom with double shower cubicle. A wide staircase leads down to a large open plan living room with floor to ceiling book shelves, and bi-folding doors to the garden. This lower ground level also houses the kitchen, with plenty of work space and integrated appliances, as well as a utility room, and downstairs cloakroom.

Outside, the gardens are well laid out and designed with ease of maintenance in mind, yet very well stocked with a variety of mature shrubs providing a pretty display when in bloom. There is a pedestrian gate linking to the footpath that runs between Waresfoot Drive and the High Street.

The property is offered with no onward chain.

On the first floor level is a very spacious master bedroom suite, with dual aspect, and two large Velux windows to the south. There is an

DIRECTIONS From our High Street offices, proceed on foot in a westerly direction until you reach Reed Lettings. Take the path through the archway and the footpath in the top left corner of the parking area. Little Larks will be seen at the end of the footpath on your left. Alternatively, by car, turn right into Searle Street and follow the road to the top of the hill, turning left into People Park Road. Take the next left into Waresfoot Drive and Little Larks is at the bottom of the road.



AT A GLANCE:

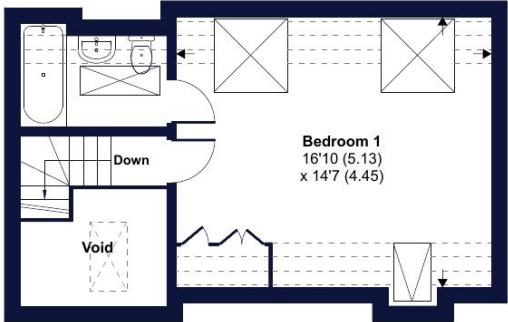
Attractive & Unique Three Bedroom House
Gas Central Heating
Spacious & Light Accommodation
Presented In Excellent Order Throughout
Enclosed Rear Garden
Garage
Popular Town Location
Close To High Street
No Onward Chain

PROPERTY INFORMATION:

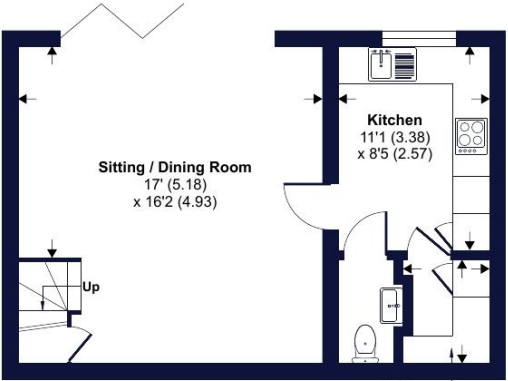
Freehold
Council tax Band: D
Mains electric, gas, water and drainage.

Warefoot Drive, Crediton, EX17

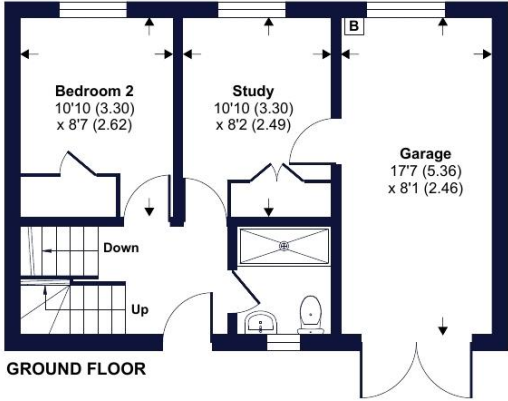
Approximate Area = 959 sq ft / 89 sq m (excludes void)
 Garage = 140 sq ft / 13 sq m
 Limited Use Area(s) = 86 sq ft / 7.9 sq m
 Total = 1185 sq ft / 109.9 sq m
 For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1049085



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