



Tarka Way, Crediton, EX17 3FF

£315,000

A stylish and well-designed three bed townhouse situated in a desirable residential location. This spacious home is arranged over three floors, offering versatile accommodation ideal for modern family living.

**Winkworth**

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Finished to a high standard, the property features a contemporary kitchen/diner, a bright and airy sitting room, and well-proportioned bedrooms. With the added benefits of a garage, a useful storeroom, and an enclosed rear garden, this home provides both comfort and practicality.

**Accommodation Details:**

On the ground floor, the entrance hall provides access to the integral garage, offering secure parking and additional storage. A separate laundry room adds practicality, while a useful storeroom provides further storage solutions. There is also a convenient internal door from the garage leading into the home, making access easy in all weather conditions.

The first floor features a large and bright sitting room with a front aspect, creating a welcoming and comfortable living space. The modern kitchen/diner is well-equipped with integrated appliances and ample worktop space, making it perfect for both everyday cooking and entertaining. Patio doors open directly onto the enclosed rear garden, providing a seamless indoor-outdoor connection, ideal for alfresco dining and relaxation. A conveniently located WC completes this level.

On the second floor, there are three well-proportioned bedrooms, including a spacious master bedroom with ensuite. The second bedroom is also a good size, while the third bedroom would be ideal as a home office, guest room, or child’s bedroom. The family bathroom, situated on this floor, is well-appointed and serves all bedrooms comfortably.

**Outside:**

Externally, the property benefits from an enclosed rear garden, offering a private and low-maintenance outdoor space with a mix of patio and lawn, perfect for outdoor activities and summer gatherings. To the front, there is additional driveway parking in front of the garage, ensuring plenty of space for vehicles.

Located in a quiet residential area within easy reach of Crediton's amenities, schools, and transport links, this property offers a fantastic blend of modern living and convenience.

**Material Information:**

- Council Tax – Band C
- Tenure – Freehold
- Estate charges - £181.99 for 12 months
- Utilities – Mains electricity, water, and drainage. Gas central heating.
- Parking – Off Street Parking and garage
- Broadband – Full fibre broadband
- Mobile Signal - Coverage may be limited with certain providers





#### Key Features:

**Three Bedrooms** – Including a generous master bedroom

**Spacious Sitting Room** – Light and airy with front aspect windows

**Modern Kitchen/Diner** – Well-equipped with integrated appliances and patio doors leading to the garden

**Family Bathroom & Additional WC** – Conveniently spread across different levels

**Garage & Store** – Secure parking and additional storage space

**Laundry Room** – Practical and functional space

**Enclosed Rear Garden** – Ideal for outdoor relaxation

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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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