



## Benslee, Morchard Road, Crediton, EX17 5LR

Guide Price £350,000

A spacious and versatile four-bedroom detached bungalow set on a generous plot in Morchard Road. With excellent transport links and a convenient location, this property offers the perfect opportunity for buyers seeking a home with both character and potential for modernisation.

**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



The interior of the property is thoughtfully laid out, with a welcoming sitting room serving as the heart of the home. Adjacent to this is a formal dining room, ideally positioned next to the kitchen, which offers a functional layout and plenty of potential for updating. A bright and airy sunroom at the rear of the property provides a welcoming space with views of the garden and access to the outdoors.

The bungalow features four generously sized bedrooms, offering flexibility for family living, guest accommodation, or a home office. The rooms are all well-proportioned and filled with natural light. A family bathroom and separate WC add practicality to the layout, with scope for modernisation to enhance the space further.

Outside, the property is set within a substantial plot that includes beautifully sized gardens surrounding the home. These outdoor spaces offer great potential from landscaping and gardening to creating entertaining areas or further extending the property (subject to permissions). A detached garage provides ample storage or workshop potential, while the private driveway ensures convenient off-road parking.

Benslee enjoys excellent connectivity with a nearby train station and easy access to major transport routes. With its generous proportions, convenient location, and potential, Benslee presents an exciting opportunity for buyers looking to create their dream home.

DIRECTIONS: Using the What3Words App, search for simulator.spending.dripped

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.

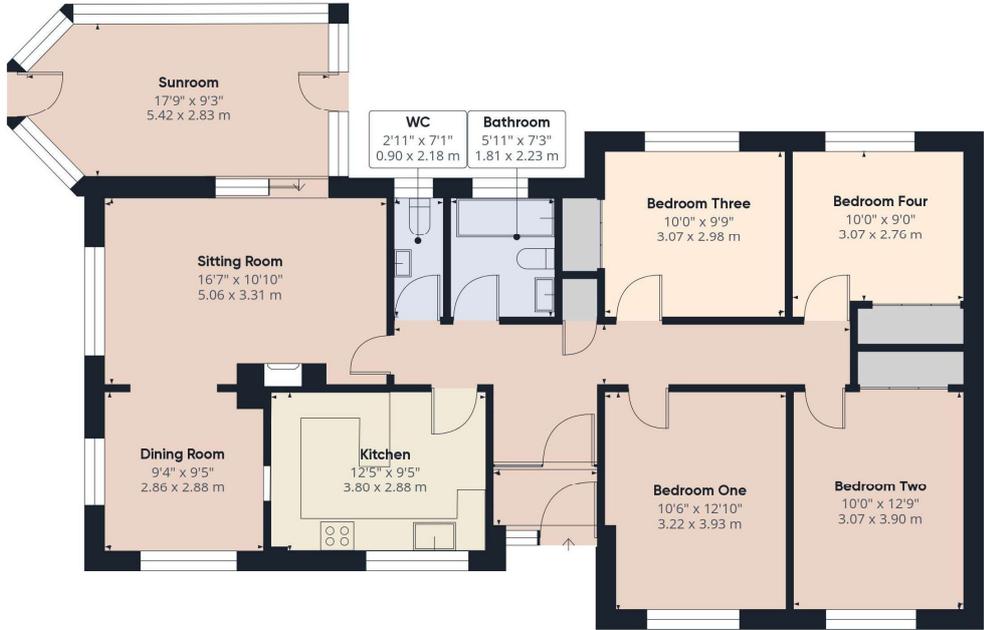


**AT A GLANCE:**

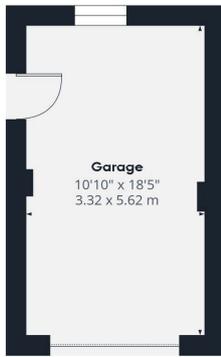
- Large Detached Bungalow
- Four Bedrooms
- Oil Central Heating
- Flexible Accommodation
- Large Enclosed Gardens
- Parking & Garage
- Oil Central Heating
- Close To Transport Links

**PROPERTY INFORMATION:**

- COUNCIL TAX: Band D
- LOCAL AUTHORITY: Mid Devon
- SERVICES: Mains Electric & Water
- DRAINAGE: Private Drainage (septic tank)
- BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet).
- MOBILE SIGNAL: Coverage With Certain Providers
- HEATING: Oil Fired Central Heating
- LISTED: No
- TENURE: Freehold
- CONSTRUCTION: Standard
- CONSERVATION AREA: No
- FLOOD RISK: Very Low



Floor 1 Building 1



Floor 1 Building 2

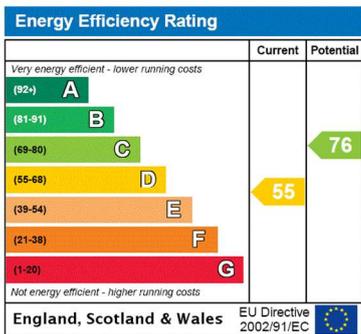
**Approximate total area<sup>(1)</sup>**  
1457.95 ft<sup>2</sup>  
135.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.



Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

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