



10 St. Lawrence Green, Crediton, EX17 3LH

Guide Price £170,000

This three-bedroom terraced home is situated in a convenient and central location just a short walk from the High Street.

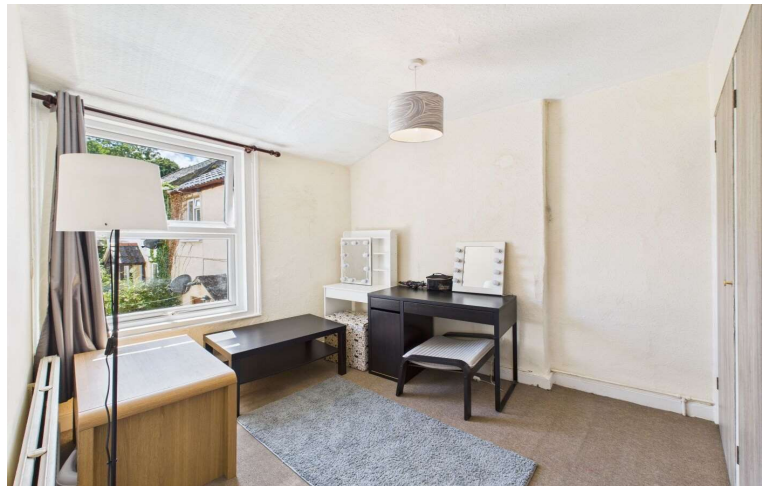
Winkworth

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Offering spacious accommodation, and modern fitted kitchen/diner, the property is well-presented and benefits from gas central heating and good-sized rooms throughout.

The shower room is fitted with a fully enclosed shower cubicle and electric shower, along with a low level WC, wash basin set into a shelving unit, and a wall-mounted mirrored cabinet.

On the ground floor, the entrance hallway leads through to a front-facing living room with space for comfortable seating and a radiator.

The property is offered with no onward chain and would make an ideal first home or investment property.

To the rear is a bright and spacious kitchen/diner, recently updated with a modern high-gloss finish. There is a good range of cupboards and drawers, matching wall units, and a stainless steel electric oven with four-ring hob and extractor above. The kitchen also offers space for a dining table, along with an understairs storage cupboard and room for a freestanding fridge/freezer.

DIRECTIONS From the High Street, head west. After approximately 500 yards, at the green, the property will be found on your left.

NOTE: There is no parking or garden with this property.

A separate utility area provides a useful additional workspace with a sink, fitted cupboards, built-in shelving, and space for a washing machine. The Worcester gas boiler is also located here.

PLEASE NOTE:

Upstairs, the property has three well-proportioned bedrooms. The main bedroom faces the front and includes a built-in wardrobe, while the second bedroom, overlooking the rear, also has built-in storage. The third bedroom is front-facing and would work well as a bedroom or study.

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.

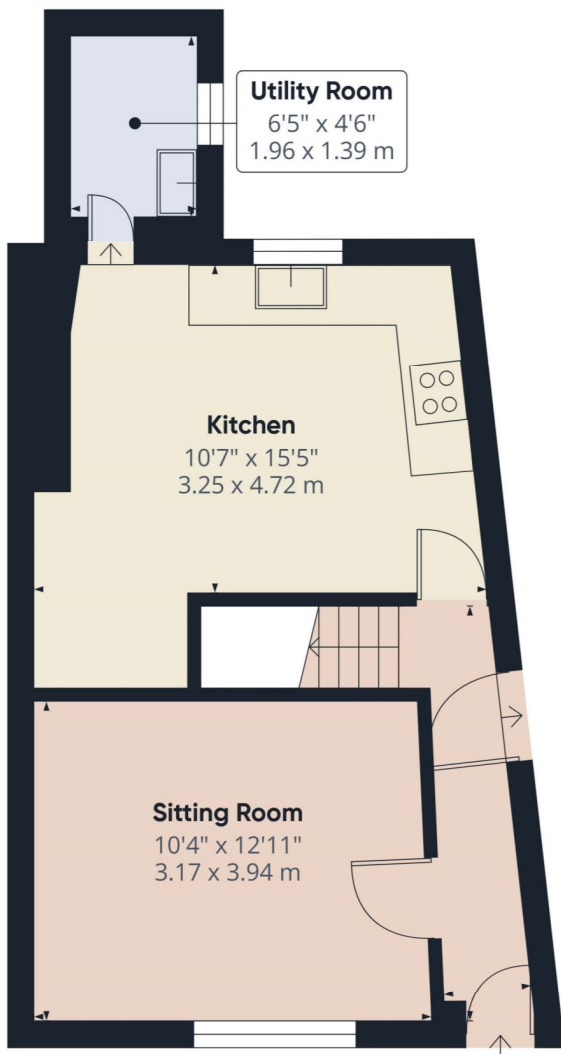


AT A GLANCE:

Mid Terrace House
Three Bedrooms
Gas Central Heating
Modern Fitted Kitchen
Central High Street Location
No Onward Chain
Ideal First Home Or Investment

PROPERTY INFORMATION:

COUNCIL TAX: Band C
LOCAL AUTHORITY: Mid Devon
SERVICES: Mains Electric & Water
DRAINAGE: Mains Drainage
BROADBAND: Superfast Broadband Available
MOBILE SIGNAL: Coverage With Certain Providers
HEATING: Gas Central Heating
LISTED: No
TENURE: Freehold
CONSERVATION AREA: Yes
FLOOD RISK: Very Low



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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