



40 Avranches Avenue, Crediton, EX17 2HB

Guide Price £210,000

This delightful two-bedroom brick-built semi-detached home is situated in an elevated position offering superb views across Crediton and the surrounding countryside.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
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Exeter: 01392 271177
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Tiverton: 01884 675 675
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The property features two bright and spacious bedrooms, making it perfect for couples, small families, or first-time buyers.

Crediton is a thriving market town just 20 minutes from Exeter, known for its strong sense of community and array of local shops, cafés, and supermarkets.

The living room is a light and airy space, ideal for relaxing or entertaining. At the rear, the generously sized kitchen/diner provides ample room for both cooking and dining, with lovely views over the rear garden and direct access to the outdoor area. Upstairs, the family bathroom is fitted with a white suite, featuring a shower over the bath, WC, and sink.

DIRECTIONS from the High Street head west, at the traffic lights turn right and bear left then proceed straight up the hill. At the cross roads go straight over, at the top of the hill turn left onto 40 Avranches Avenue and number 40 will be located on the corner where the road splits.

Or using the What3Words App, search undertone.triads.chaos

The enclosed rear garden enjoys a sunny aspect and is mostly laid to lawn. The driveway at the side of the property provides off-road parking for two cars, with a side gate offering convenient access to the garden.

PLEASE NOTE:

Avranches Avenue is a sought-after no-through road, offering a peaceful setting with excellent access to local amenities. Families will appreciate the proximity to well-regarded schools, countryside walks, and a children's play park.

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 £25 is levied for each verification undertaken.

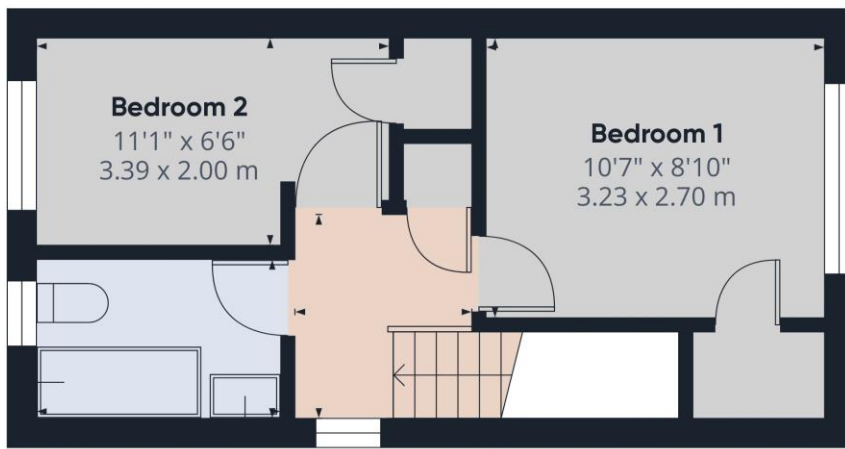
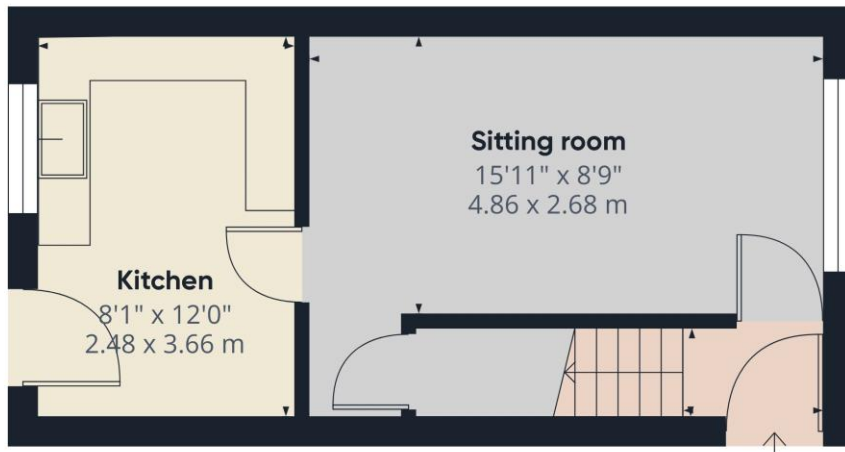


AT A GLANCE:

- Semi-Detached House
- Two Bedrooms
- Gas Central Heating
- Enclosed Rear Garden
- Ideal First Home Or Investment
- Driveway With Parking For Two Vehicles
- Fantastic Far Reaching Views
- Sought After Location
- No Onward Chain

PROPERTY INFORMATION:

- COUNCIL TAX: Band B
- LOCAL AUTHORITY: Mid Devon
- SERVICES: Mains Electric & Water
- DRAINAGE: Mains Drainage
- BROADBAND: Full Fibre Broadband Available
- FTTP (Fibre to the Premises).
- MOBILE SIGNAL: Limited Coverage
- HEATING: Gas Central Heating
- LISTED: No
- TENURE: Freehold
- CONSTRUCTION: Standard
- CONSERVATION AREA: No
- FLOOD RISK: Very Low



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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