



1 Lake View, Crediton, EX17 1DW

Guide Price £580,000

Situated in an elevated position within a sought after cul-de-sac on the edge of Crediton, is this substantial and beautifully presented family home.

Winkworth

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Lake View occupies an elevated and secluded plot within this quiet cul-de-sac and enjoys very good sized enclosed gardens, sweeping driveway with ample parking for several vehicles and a double garage with lighting, power and remote operated door. The house is also in a most convenient position for many of the town amenities including the supermarkets, trading estate, leisure centre and football club, whilst the grounds of Crediton Rugby Club adjoin the property.

Lake View has recently undergone extensive renovations including being completely rewired and replumbed throughout, the installation of a modern air to air heat pump which controls the heating, and a new air to water heat pump which controls the water temperature. Additionally, extra floor and roof insulation has been installed to provide maximum efficiency.

Internally, the property boasts over 1,600 sqft of accommodation (excluding the double garage) and briefly comprises an entrance porch, open plan kitchen / dining room, separate utility, large dual aspect living room with sliding door giving access to the conservatory as well as a downstairs shower room. On the first floor, there are four good sized bedrooms and a stylish family bathroom.

Outside, the property is set back with ample parking and detached double garage, with good sized gardens to the side and rear with extensive lawns which are enclosed and made private by wooden fencing and mature shrubs and trees. There is an elevated balcony

area which is accessed via double doors from the conservatory creating a wonderful outdoor seating area overlooking the garden.

DIRECTIONS From our High Street offices proceed easterly bearing left just past the Parish Church into East Street. At the bottom of East Street turn left, and follow the road to the mini roundabout, taking the first exit. Continue past the rugby club and take the next left into Lake View. The driveway to number 1 is the first on the left.

PLEASE NOTE:

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 £10 is levied for each verification undertaken.



AT A GLANCE:

Substantial Detached House
Four Good Sized Bedrooms
Air To Air Heat Pump
Completely Renovated Throughout
Finished To A Superb Standard
Contemporary Open Plan Living Accommodation
Large Enclosed Gardens
Ample Parking & Double Garage
Elevated Position
Close To Amenities & Transport Links

PROPERTY INFORMATION:

COUNCIL TAX: Band E
SERVICES: Mains Electric, Water & Drainage.
BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 24.
MOBILE SIGNAL: You Are Likely To Have Good Coverage
HEATING: Air to Air Heat Pump (Heating & Cooling)
Air to Water Heat Pump (Water Heating)
LISTED: No
TENURE: Freehold
Restrictions - Please refer to agent.



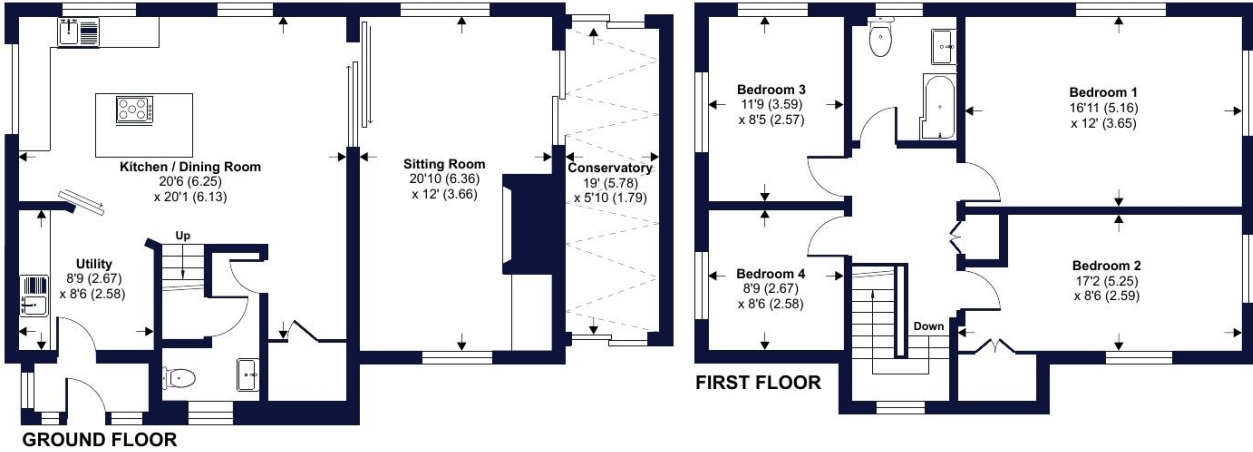
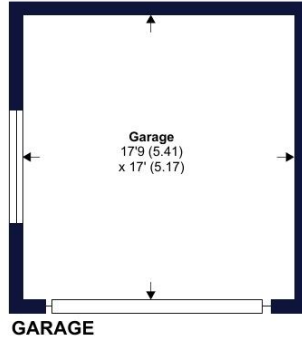
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Approximate Area = 1613 sq ft / 149.8 sq m

Garage = 301 sq ft / 27.9 sq m

Total = 1914 sq ft / 177.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1084797

Winkworth

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	82
(69-80) C	
(55-68) D	68
(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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