



4 Leave Acre, New Buildings, EX17 4PL

Guide Price £240,000

This three bedroom semi-detached house offers a great opportunity to purchase a property in a pretty village with spacious accommodation, off road parking, enclosed gardens and fantastic rural views.

Winkworth

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We are pleased to present 4 Leave Acre, a three-bedroom semi-detached property located in the peaceful and scenic area of New Buildings. This home, while in need of some modernisation, offers a fantastic opportunity to create a personalised living space with breathtaking views of the surrounding countryside. The further property benefits from having a new boiler installed this year.

Internally, the accommodation offers spacious and flexible living space with two reception rooms on the ground floor, a large open plan kitchen/diner with fantastic views across the adjoining countryside, shower room and WC as well as a good sized entrance porch.

On the first floor, there are two good sized double bedrooms, single bedroom and family bathroom.

Outside, the property enjoys an enclosed south facing rear garden which is laid mostly to lawn with a paved area ideal for outdoor seating. The gardens back onto open countryside giving a fantastic rural outlook. To the front, there is a paved

area, again, good for outdoor seating as well as superb views and parking for two vehicles.

PLEASE NOTE: The property is accessed via a set of steps that lead up to the front door.

There is a right of way in front of the house for the neighbouring property.

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:

- Semi-Detached House
- Three Good Sized Bedrooms
- Oil Fired Central Heating
- Spacious Accommodation
- In Need Of Modernisation
- Enclosed Gardens Backing Onto Farmland
- Off Street Parking
- Fantastic Rural Views

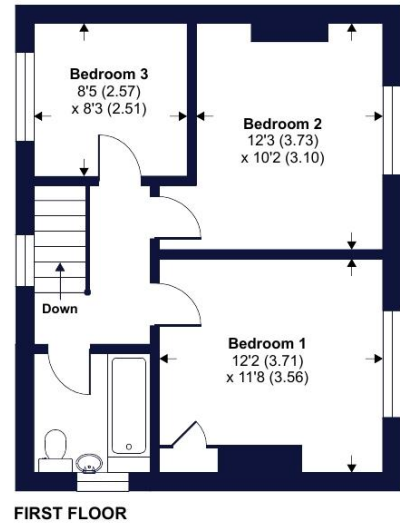
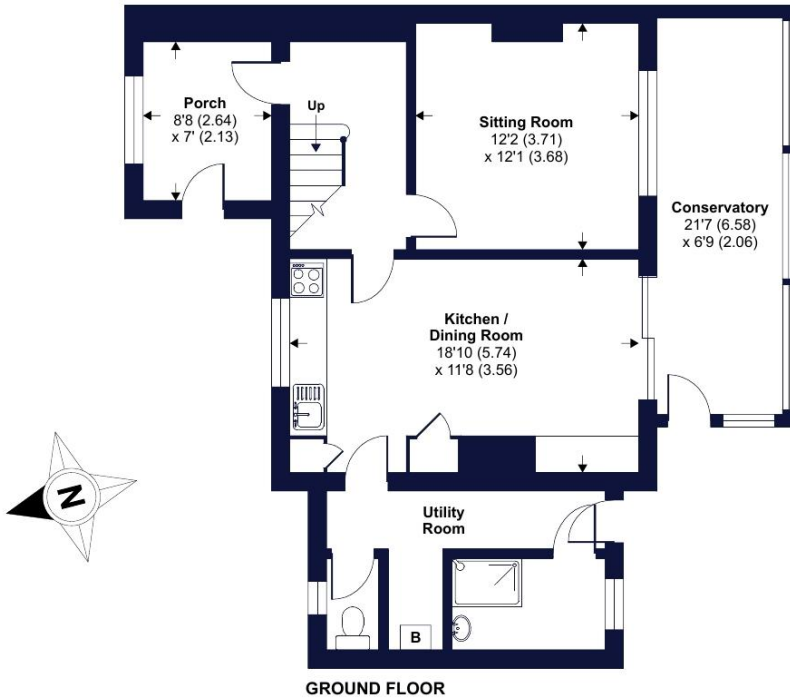
PROPERTY INFORMATION:

- COUNCIL TAX: Band B
- SERVICES: Mains Electric, Water & Drainage.
- BROADBAND: Standard Broadband Available ADSL (Asymmetric Digital Subscriber Line). Checked on Openreach May 24.
- MOBILE SIGNAL: Coverage May Be Limited With Certain Providers
- HEATING: Oil Fired Central Heating
- LISTED: No
- TENURE: Freehold

Leave Acre, New Buildings, Sandford, Crediton, EX17

Approximate Area = 1309 sq ft / 121.6 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: 1137771



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	79
(39-54) E	64
(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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