



2 West View, Fordton, Crediton EX17 3DG

Guide Price £250,000

This lovely period cottage occupies a pleasant and convenient location on the edge of town, overlooking open farmland, with good access to the Tarka railway line, and bus stops as well as other amenities including Crediton golf course and Tesco supermarket.

Winkworth

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West View is a very attractive three bedroom cottage, occupying a splendid town edge location with views over the surrounding countryside, yet conveniently located within a few hundred yards from shops and amenities, as well as the train station and the A377, providing good access to Exeter & Barnstaple.

Internally, the property offers generously proportioned accommodation and is presented in excellent order throughout having been tastefully modernised by the current owners creating a light and open living space.

The accommodation briefly comprises a staircase entrance hall, open plan living / dining room, a stylish and modern fitted kitchen and family bathroom on the ground floor. On the first floor there are two good sized double bedrooms and a further single bedroom which is currently being used as a home office.

No allocated parking with the property, on road parking available on a first come first serve basis (no permit required).

Outside the property is set back nicely from the road with brick walling and an area of stone chippings. At the rear, the enclosed gardens are a real feature of the property backing onto open farmland giving a superb rural outlook. There is a very good sized level lawn, as well as two patio seating areas. The property has the added benefit of a timber built sun room which has power, and could be used for a variety of different uses including a home office for anyone working from home or an additional space for any dependents. There is also a separate workshop at the end of the garden which also has lighting and power.

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:

Attractive Mid Terrace House
Two / Three Bedrooms
Gas Central Heating
Two Reception Rooms
Presented In Excellent Order Throughout
Enclosed Rear Garden With Sun Room & Workshop
Fantastic Views Overlooking Open Countryside
Convenient & Sought After Town Edge Location

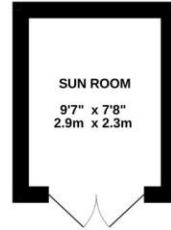
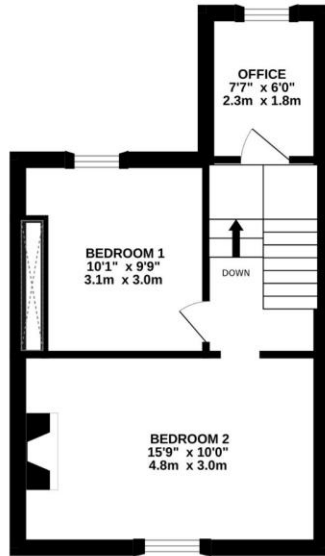
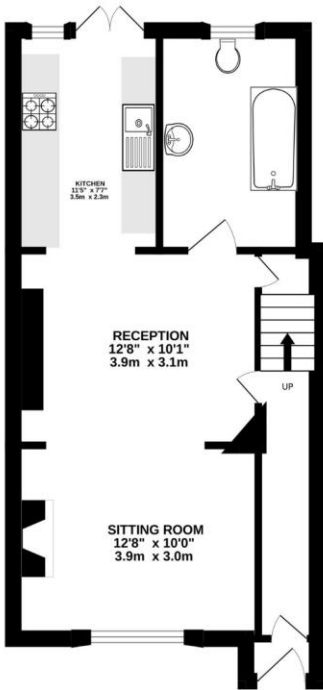
PROPERTY INFORMATION:

COUNCIL TAX: Band B
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: Mains Gas Central Heating
LISTED: No
TENURE: Freehold
PLEASE NOTE: There is a right of way in the rear garden. Rights and restrictions, please refer to agent for further information.

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.

OUTBUILDINGS
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(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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