



84 Butt Parks, Crediton, EX17 3HD

Asking Price £220,000

This modern end of terrace house is situated close to Crediton town centre and enjoys an elevated position, giving far reaching views across the Town

Winkworth

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A wonderfully modernised three bedroom end of terrace house situated in an ideal location with far reaching views across the town and countryside beyond.

This beautiful family home comprises of a spacious entrance hallway, kitchen/dining area, separate living room and rear door opening to garden. To the first floor are three bedrooms with bedroom one benefiting from fitted wardrobes and family bathroom. Outside to the rear is an enclosed private garden and to the front the property benefits from off road parking.

Crediton is an ancient market town and civil parish located in the heart of the county, and with a population of just under 8000. It is famed as the birthplace of St Boniface, the patron saint of Germany and Holland. The town has an active community with a town square which holds events and a twice monthly farmers market, an array of independent retailers along the vibrant high street, several pubs and some real foodie treats with independent bakeries, coffee shops and delicatessens. The town has two supermarkets, two primary schools and a well-regarded secondary school with a busy sixth form which has been rated as Outstanding by OFSTED. The town has active Rugby and Football clubs, as well as an excellent leisure centre with swimming pool and fitness facilities. The town is surrounded by glorious countryside providing plenty of walks and bike rides.

SERVICES: Gas Central Heating, Mains Electric, Water and Drainage.

COUNCIL TAX: Band B

LOCAL AUTHORITY: Mid Devon District Council.

DIRECTIONS From the centre of Crediton proceed towards the lower end of the town and turn right opposite the parish church into Dean Street. Proceed through Dean Street and straight across at the junction into Winswood. Follow the road bearing around to the right and up the hill into Butt Parks. Proceed to the top of the loop and 84 will be seen on the left hand side.

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:

Three Bedroom End Of Terrace

Off Road Parking

Gas Central Heating

Enclosed Rear Garden

Walking Distance To Local Amenities.

PROPERTY INFORMATION:

Freehold

Council tax Band: B

Mains Electric, Gas, Water and Drainage.

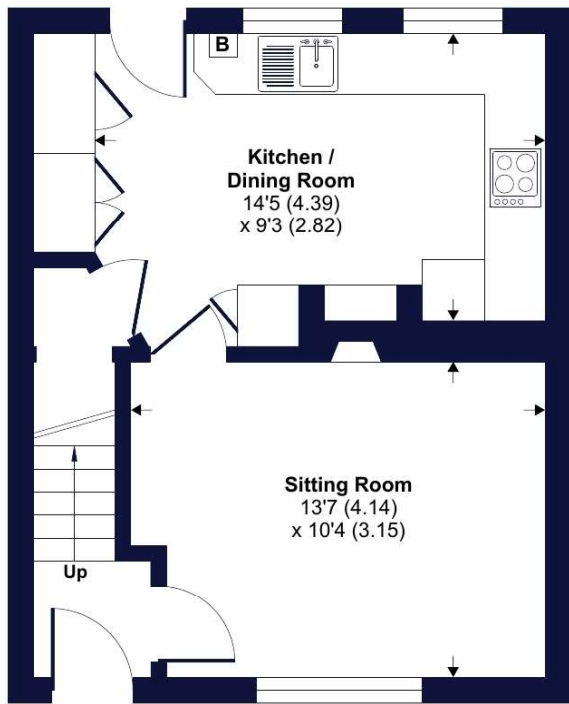
Butt Parks, Crediton, EX17

Approximate Area = 706 sq ft / 65.6 sq m

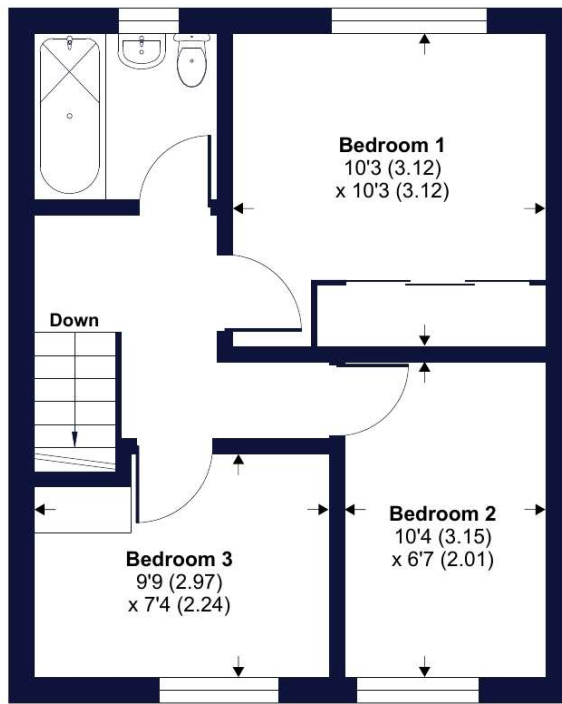
Outbuilding = 45 sq ft / 4.1 sq m

Total = 751 sq ft / 69.7 sq m

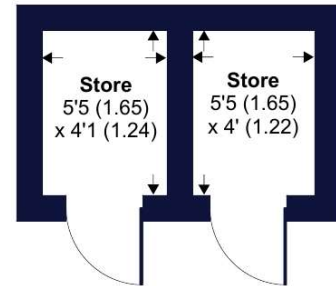
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1 / 2



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1038843

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