



10a East Street, Crediton, EX17 3AT

Offers in Excess of £150,000

The property is a three storey, mid terraced town house providing plenty of internal space including a garage/workshop style area below.

**Winkworth**

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An unusual yet very spacious period home in a convenient town position and with the benefit of a garage/large workshop

Boasting spacious rooms spread across three floors, there's ample opportunity to optimise its potential. Welcoming double doors from the street grant access to the garage, which then leads to a sizable workshop then onto the bathroom/shower room. With the appropriate permissions, this lower area could seamlessly integrate into living space if desired. The first floor features an open-plan living room/kitchen, and bedroom with WC. To the second floor, there are two additional bedrooms. The property benefits from gas-fired central heating throughout and retains many of its original sash windows, adding to its charm dating back to the early 20th century.

There is no private parking with the house, however parking is available on the roadside.

COUNCIL TAX: Band A  
 SERVICES: Mains Electric, Water & Drainage.  
 BROADBAND: Super-Fast 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: Grade II  
 TENURE: Freehold

NOTE: The vendors have advised that there is asbestos present in the property. Please contact agent for further information.

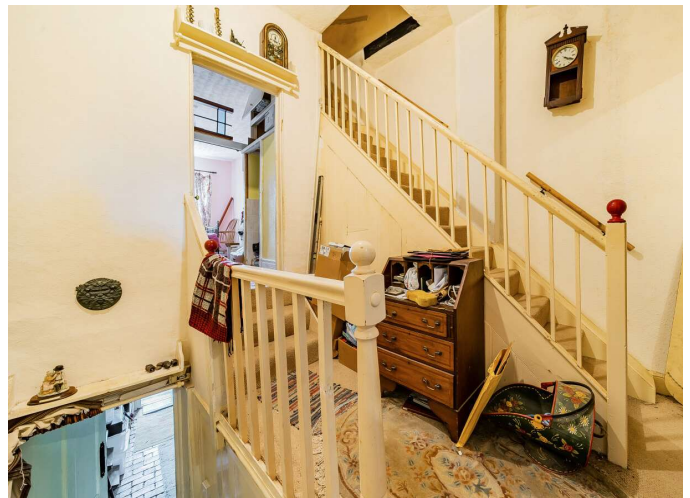
Rights & Restrictions - Please refer to agent.

Flood Risk - Medium Surface water risk, meaning this area has a chance of flooding of between 1% and 3.3% each year.

DIRECTIONS : From the High Street, head towards Exeter and turn left into East Street after passing the parish church (on your left). The property will be found on the right 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 Town House  
Garage/ Workshop  
Ground Floor Bathroom  
Close To Local Amenities  
No Onward Chain

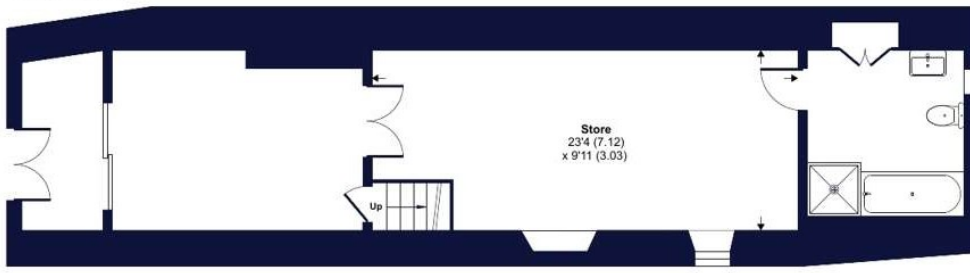
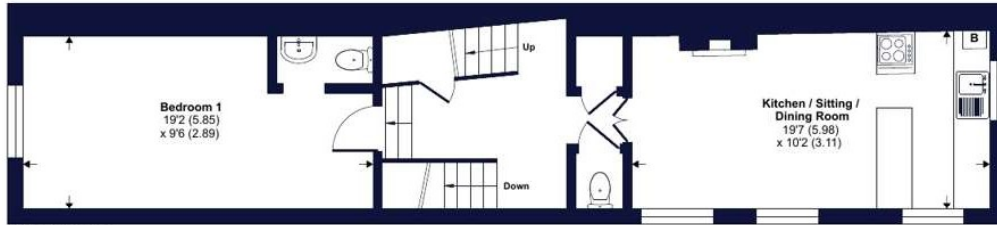
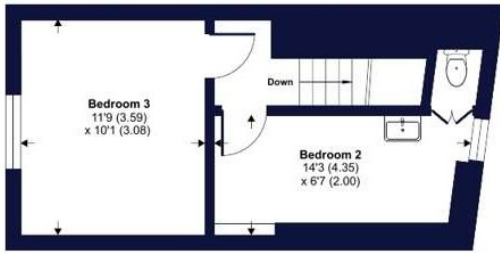
**PROPERTY INFORMATION:**

Freehold  
Council tax Band: A  
Mains Electric, Gas, Water and Drainage.

# East Street, Crediton, Devon, 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: 1101582



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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