



## 52 Town Park, Crediton, EX17 3JN

Guide Price £255,000

Recently modernised three bedroom terraced house with a garden, off-street parking, and a garage. This modern property offers a comfortable and contemporary living space, situated in a convenient and central town location, perfect for families.

**Winkworth**

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Since January 2021, the property has undergone significant upgrades, including a brand-new kitchen, bathroom, fresh carpeting, and complete redecoration. The home spans three floors, with three spacious bedrooms, a generous kitchen/diner, and a bright living room, making it ideal for family living.

The top floor boasts three well-proportioned bedrooms, with the master and third bedroom showcasing beautiful views over the town. The second bedroom overlooks the charming rear garden. The family bathroom features a modern suite with a double-headed shower over the bath, WC, sink, and a heated towel rail, all complemented by ample storage space off the landing.

On the middle floor, the spacious living room enjoys an elevated view over the town. The modern kitchen/diner spans the back of the home, designed for both style and practicality with a gas hob, oven, and extractor. Doors open directly onto the south-facing garden.

The ground floor provides easy access into an entrance hall with additional storage and access to the integral garage. The garage includes light and power, offering flexibility for potential conversion into a bedroom or home office (subject to permissions). Currently, the garage serves as a versatile space, partially adapted into a virtual golf range by the current owner.

The block-paved driveway provides convenient off-road parking and leads to the garage, whilst a stoned bed at the front could potentially serve as extra parking.

The south-facing rear garden is thoughtfully designed for minimal upkeep and maximum use of the space. Accessed through the kitchen or gated side steps, this tiered garden offers views over the town's rooftops.

#### Agents' Notes

A right of way exists for one neighbouring property to access the steps along the side of the house, leading down to the road. The remainder of the garden is fully fenced, ensuring privacy and exclusive use of the main outdoor areas.

**DIRECTIONS** From Crediton High Street turn up St Saviours Way (opposite the Congregational Church), at the top turn left into Town Park and the property will be found on your right.

#### 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:

Beautifully Presented Town House

Three Bedrooms

Gas Central Heating

Newly Installed Kitchen

Modernised Throughout

Enclosed Rear Garden

Parking & Garage

Popular Town Location

Close To Amenities

#### PROPERTY INFORMATION:

LOCAL AUTHORITY: Mid Devon District Council

COUNCIL TAX: Band: C

UTILITIES: Mains gas, electric, water

DRAINAGE: Mains drainage

HEATING: Mains gas central heating

BROADBAND: Ultrafast enabled

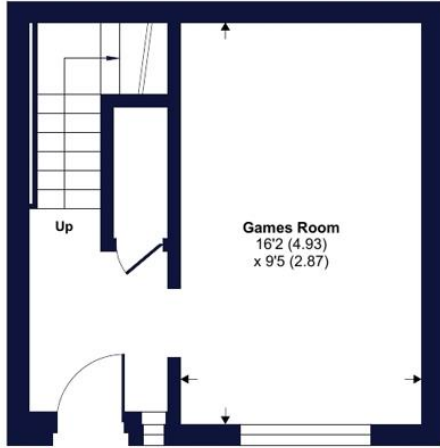
MOBILE COVERAGE: You are likely to have good coverage.

TENURE: Freehold

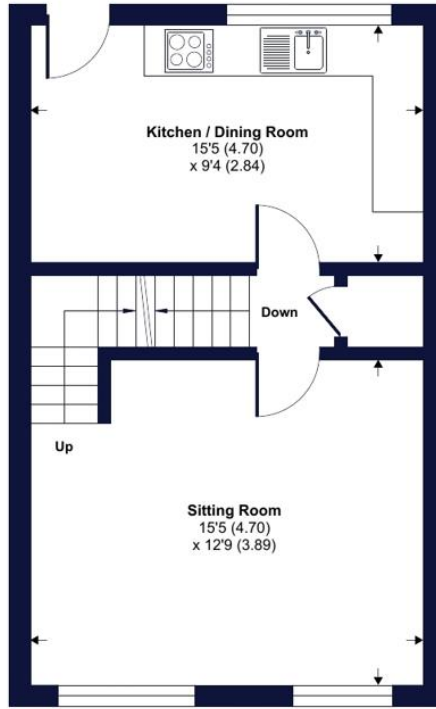
# Town Park, Crediton, Devon, EX17

Approximate Area = 1051 sq ft / 97.6 sq m

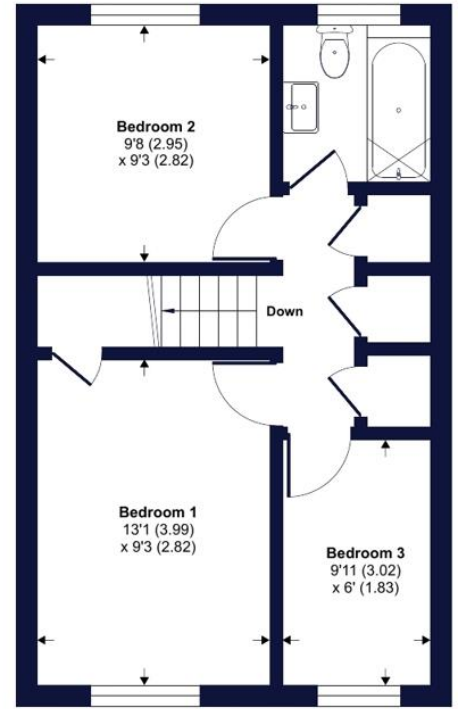
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1102137

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	71	82
(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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