



1 The Manor House Parliament Street, Crediton, EX17 2BP

Guide Price £335,000

A charming Grade II listed period house situated in a convenient and central location within the town, yet tucked away with a fantastic garden.

Winkworth

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Located in a convenient and attractive location on the town square, this spacious period residence benefits from superbly presented accommodation. The High Street is located within a short walk, while the town square is right on your door step.

The accommodation is extremely spacious and contains very generous, well-proportioned rooms and has some lovely features including a magnificent woodburner in the living room, high ceilings throughout, which gives a very spacious feel to the property overall, the ground floor sash windows have very recently been restored, which floods the ground floor with natural light.

The second floor has two double bedrooms one of which has views over the town square, a smaller third bedroom again having views over the town square., and a large family bathroom comprising panelled bath, WC and wash basin.

To the outside you will find a garage/workshop and beyond steps leading to a delightful garden which offers almost total seclusion and privacy and also benefits from a sunroom/workshop to the top of the garden which enjoys stunning views across Crediton.

Please note, the gardens are detached from the property and are accessed via a shared yard and up a few steps.

DIRECTIONS From the High Street, turn into Market Street (by Natwest Bank) turning right at the bottom into Parliament Street. The Manor House will be found a few yards along the road on the left. The front door to the property will be found to the rear.

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:

Charming Mid Terrace Period Property

Three Bedrooms

Grade II Listed

Full Of Character & Charm

Beautifully Presented Throughout

Substantial Detached Gardens

Store & Summerhouse

Central Town Location

PROPERTY INFORMATION:

COUNCIL TAX: Band C

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

Flooding - high risk of surface water flooding

LISTED: Grade II

TENURE: Freehold

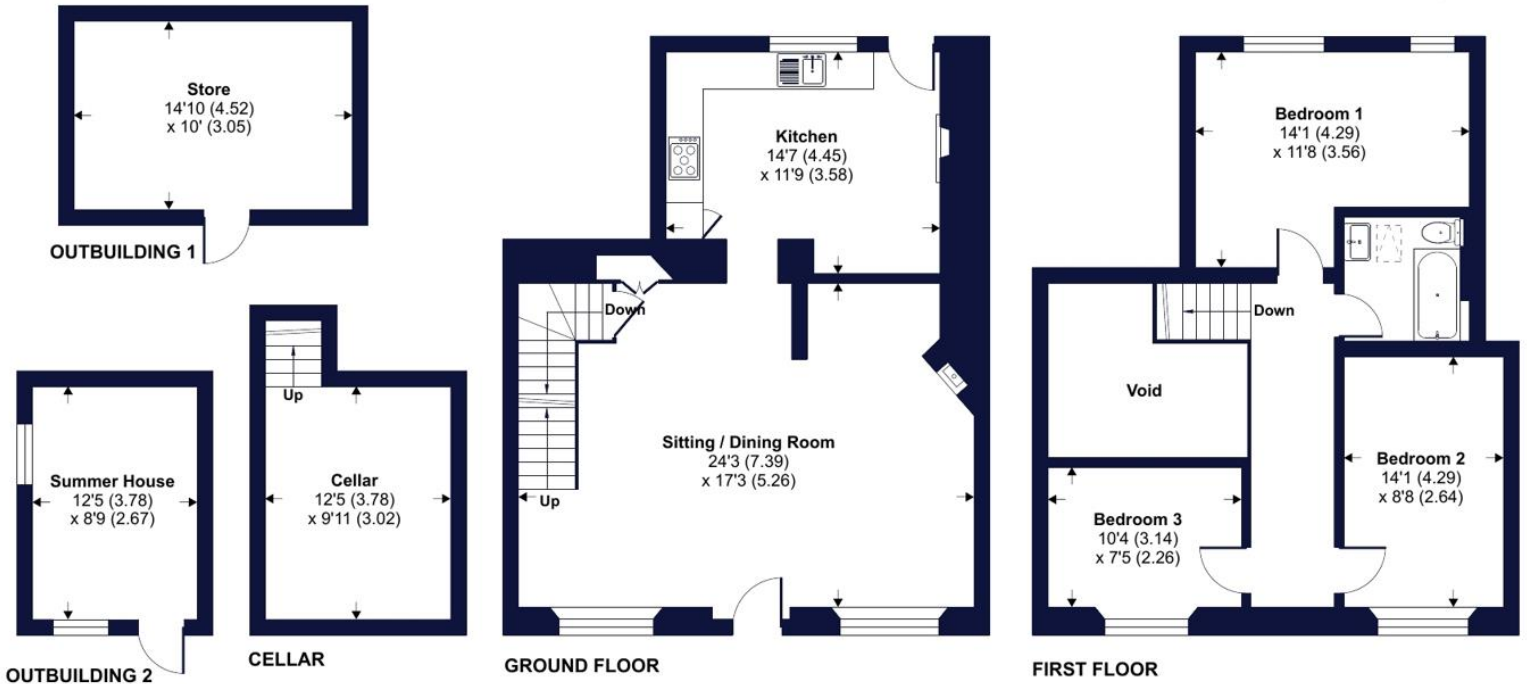
The Manor House Parliament Street, Crediton, Devon, EX17

Approximate Area = 1248 sq ft / 116 sq m (excludes void)

Outbuilding = 248 sq ft / 23 sq m

Total = 1496 sq ft / 139 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1119674

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