



**27 Churchill Drive, Crediton, Devon, EX17 2DW**



## **27 Churchill Drive**

### **Crediton, Devon**

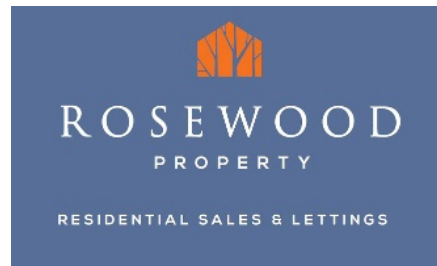
End of Terrace | Three Bedrooms

Spacious Kitchen/Breakfast Room | Conservatory

Lounge | Garden

No Onward Chain Complications | Council Tax Band B

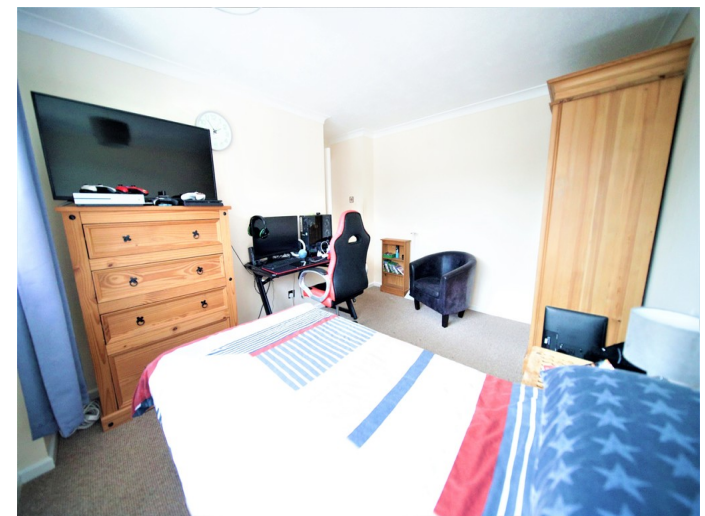
EPC - D | Freehold



**6 Northernhay Place, Exeter, Devon, EX4 3QJ**

**Email: [info@Rosewood-Property.co.uk](mailto:info@Rosewood-Property.co.uk)**  
**Telephone: 01392 247700**

**[www.rosewood-property.co.uk](http://www.rosewood-property.co.uk)**



## 27 Churchill Drive, Crediton, Devon, EX17 2DW



### Important Information

Tenure: Freehold

Local Authority: Mid Devon District Council

Council Tax: Band B - £1,752

Sale By: Private Treaty

Guide Price: £250,000

Type of Property: End of Terrace

EPC Rating: Energy Efficiency Rating D.

Services: Mians Water, Drainage & Sewage

Viewing - Viewing is strictly by prior appointment with Rosewood Property

Rosewood Property Residential Sales & Lettings

6 Northernhay Place

Exeter

Devon

EX4 3QJ

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Email: [info@Rosewood-Property.co.uk](mailto:info@Rosewood-Property.co.uk)

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The property lies within walking distance of Crediton High Street with good access to local School's and the City of Exeter. Local amenities a short distance away include a comprehensive range of facilities; a bustling High Street with a great range of shops from an antiques store to clothing stores and coffee shops. For food shopping the town of Crediton offers a Tesco Superstore, Morrisons supermarket and a range of smaller convenience stores. There are a range of Doctors surgeries and pharmacists within the town.

Exeter, approximately 9.5 miles away, is one of the most thriving cities within the South West and offers a wide choice of cultural activities with the theatre, museums, arts centre and a wealth of fantastic restaurants and shopping facilities, including John Lewis and Waitrose. Many well-regarded primary and secondary schools can be found in Exeter including Exeter School and The Maynard, whilst Exeter University is recognised as one of the best universities in the country.

Upon entry a light and delightful entrance hall greets you with stairs rising to the first floor and a hallway leading to the Lounge and Kitchen/Breakfast Room. The first door you approach is the door to the lounge where you will find a sizeable room with spot lights to the ceiling and a considerable sized window to the front aspect with views.

Entering the Kitchen/Breakfast Room from the hallway your eyes are pleasantly surprised by its capacious look, offering a well equipped kitchen including a breakfast bar, inset stainless steel sink with a drainer and mixer tap, space and plumbing for a dishwasher and washing machine plus an integrated extractor canopy. Tiled floor and splashbacks to the splash prone walls.

A side aspect door leads into the utility room where the gas fired central heating boiler is situated and there is space for a tumble dryer. The side aspect uPVC double glazed door leads you out onto the garden.

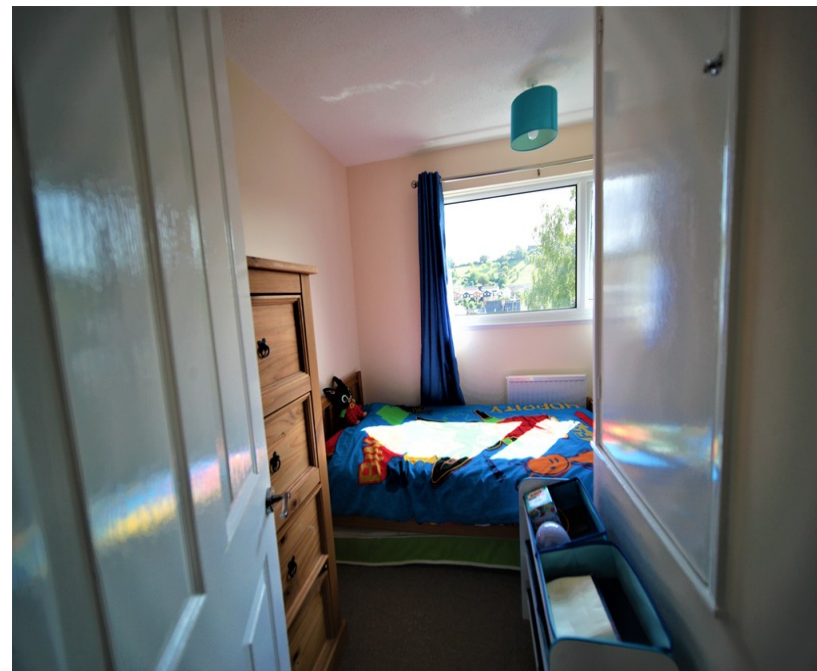
**The Conservatory is accessed from the Kitchen/Breakfast Room with double glazed french doors opening into the room, triple aspect windows compliment this room and side aspect uPVC double glazed french doors lead you out onto the garden additionally.**

**A Landing is accessed via the stairs from the ground floor entrance hall, the landing has doors accessing each bedroom and the family bathroom.**

**Bedroom One has a light, bright airy feel with a front aspect window complimented with views of the cul-de-sac and countryside beyond in the distance. Bedroom Two has fitted wardrobes and shelving with a rear aspect double glazed window to the rear aspect. Bedroom Three is L shaped which incorporates the box over the stairs with storage space and again has pleasant front aspect views of the cul-de-sac and countryside beyond.**

**The family bathroom is fully tiled to the splash prone walls. The bathroom comprises a three piece suite with a L/L WC, pedestal with WHB and a mixer tap, a fully enclosed bath again with a mixer tap and a wall mounted electric shower**

**Outside is a generous sized garden enclosed on all sides via timber panel fencing and solid walls. Lawns and a paved patio provide alfresco dining and a great space for the growing family!.**

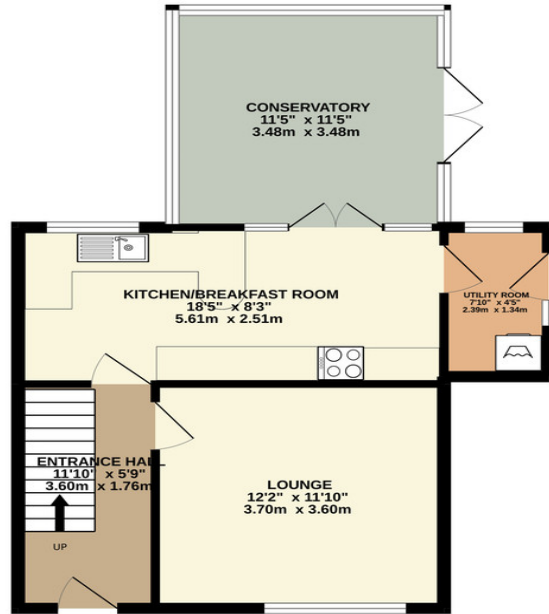


**Contact Brett Hampton for Valuations and Sales**

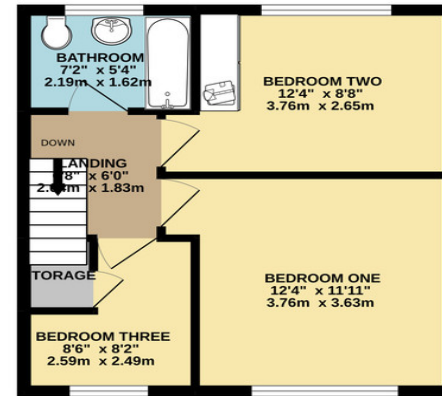
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GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (81.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		

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