



2 Wynfrith Mews, Lanscore, Crediton, EX17 3FB

Guide Price £289,950

HELMORES
SINCE 1699

2 Wynfrith Mews, Landscore

Crediton

- 3 bedroom town house
- Beautifully presented
- Excellent west town location
- Living room and kitchen/diner
- 2 ensuites plus family bathroom
- Courtyard style gardens (south facing)
- Integral garage with utility area and electric door
- Off-road parking
- Short level walk into town
- Ideal for schools/bus stop

This 2009 built town house offers first class accommodation in a superb and convenient location for primary and secondary schools, the High Street's amenities and bus transport links. Being at the western end of town, the rear garden faces south and although well placed in the town, it's not on a busy main road. It's a great location, a characterful house and it offers an unusual amount of space for the money, complete with the parking, garden and garage!



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Internally there is over 100sqm / 1,100sqft of flexible accommodation. There are three double bedrooms, one is located on the ground floor with an en-suite plus double doors to a bit of outside space, which would be a perfect place to work from home, or for a teenager, dependant or if you were looking for a lodger. The other two doubles are located on the 2nd floor, with some amazing views with the main bedroom having built in wardrobes and an en-suite shower room.

The first (middle) floor has a living room with a picture window with views over the rooftops of the town and at the rear is a kitchen/dining room, well fitted with a range of units and integrated appliances. From here are double doors to the garden. There is also a white suite family bathroom on this level, with a shower over the bath. The whole property has mains gas central heating (new boiler in 2020) and wooden double glazed windows, with high quality carpets fitted in 2020.

To the front is a driveway (5m x 3.3m), covered area for refuse and recycling and the integral garage, which has a remote up and over door, light and power, plus utility area to the back with a door linking back to the entrance hall. The main garden is at the rear and is south facing with recently replaced decking and is a lovely space to sit out and enjoy. Overall the garden area is approx. 6.6m x 4.5m.



Please see the floorplan for room sizes.

Current Council Tax: C

Utilities: Mains gas, electric, water, telephone & broadband

Fastest broadband speed within this postcode: Superfast enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s). In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

DIRECTIONS

For sat-nav use EX17 3FB and the What3Words address is [///caravans.wins.thumps](https://www.what3words.com////caravans.wins.thumps)

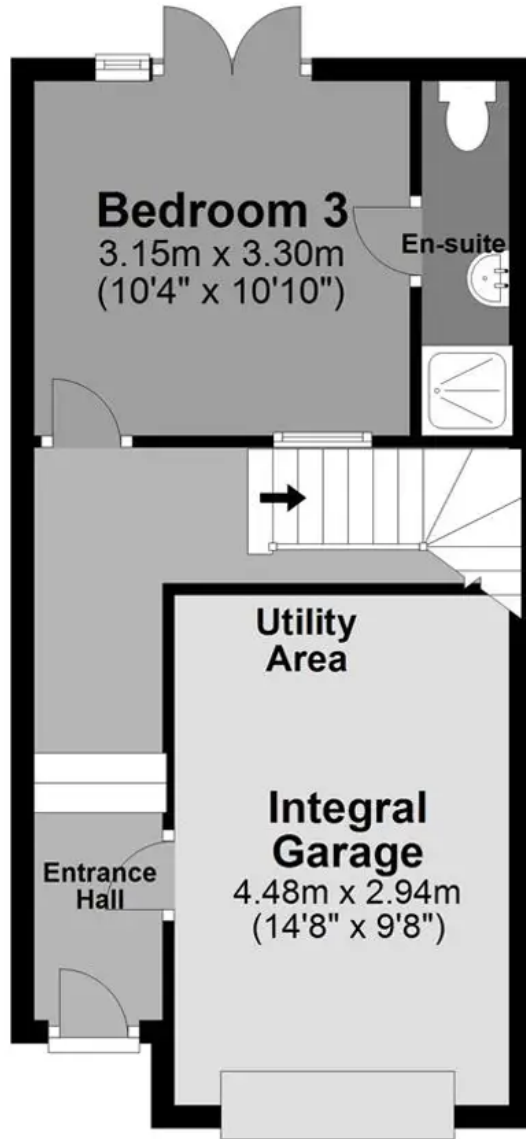
but if you’d like the traditional directions, please read on.

From Crediton High Street head towards The Green and bear left at the traffic lights into Landscore. Keep left and the property will be found on your left hand side.



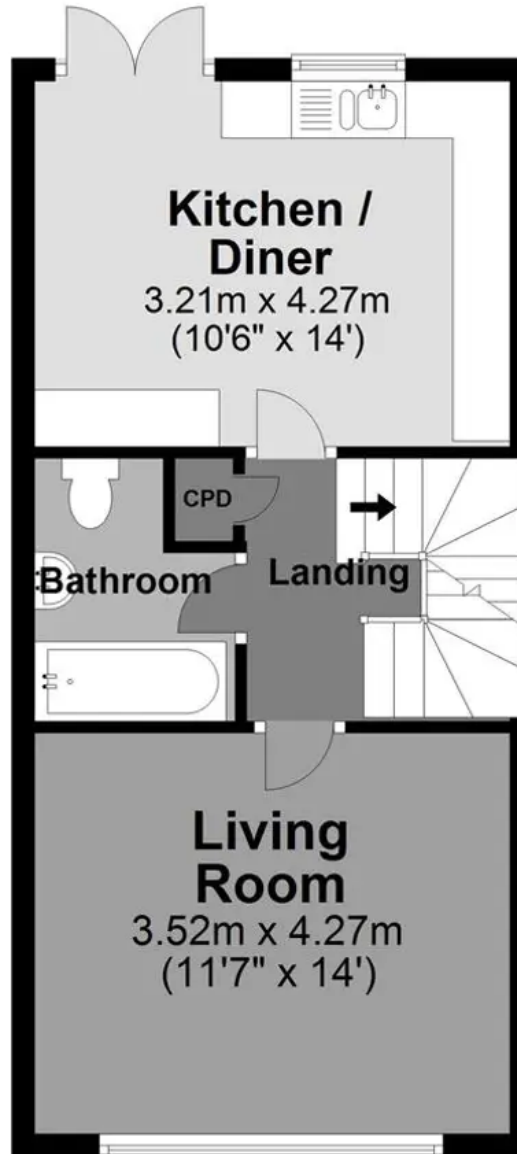
Ground Floor

Approx. 22.8 sq. metres (245.8 sq. feet)



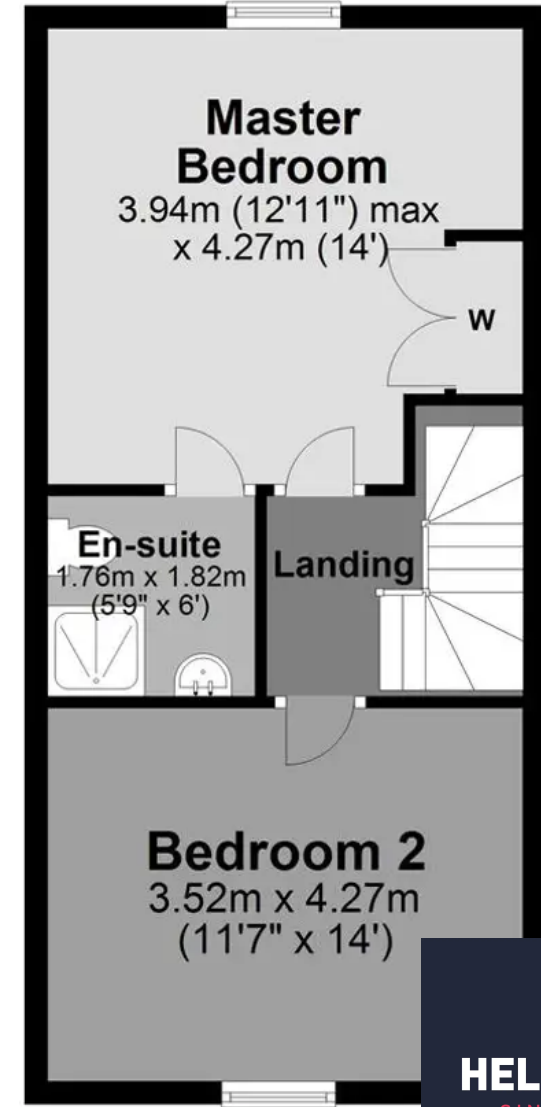
First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



Second Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



Total area: approx. 101.6 sq. metres (1093.1 sq. feet)



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.