

# 5 Prince Of Wales Road, Crediton, EX17 2AG

Guide Price **£295,000**

# 5 Prince Of Wales Road

## Crediton

- Beautifully presented 2/3 bedroom bungalow
- Flexible layout with potential third bedroom
- Quiet cul-de-sac location
- Modern kitchen & shower room
- Landscaped rear garden with patio & level lawn
- Gated off-road parking for two vehicles
- Garage & useful garden storage
- Mains gas central heating & double glazing
- Easy pedestrian access towards the High Street
- No onward chain

5 Prince of Wales Road is one of those bungalows where you can move in and enjoy it from day one. It's been very well looked after inside and out, with a modern kitchen and shower room, mains gas central heating and double glazing, while the gardens have been thoughtfully landscaped to make them both attractive and easy to use. It's tucked away in a residential cul-de-sac, but importantly there's a pedestrian footpath linking Prince of Wales Road through to Deep Lane, giving an easy route on foot towards Crediton High Street, its shops, cafés and everyday amenities.

The layout currently works as two bedrooms, with an open dining area providing useful additional living space and opening directly onto the rear garden. If three bedrooms are more important, this area could be reinstated as a separate room, giving the bungalow a useful degree of flexibility without needing to extend.









The main living room is a comfortable space, while the modern fitted kitchen provides plenty of storage and working space. The two existing bedrooms are complemented by a smart, modern shower room, and the overall presentation is excellent. It's a straightforward, comfortable home that should appeal equally to someone downsizing and wanting to keep some extra space, or anyone looking for a bungalow they can simply move into without taking on a list of immediate jobs.

Outside, the front has been landscaped to provide gated off-road parking for two vehicles, with a garage alongside giving further parking or storage. The rear garden has been particularly well thought out, with a lower patio providing a sheltered place for a table and chairs before stepping up to a good-sized level lawn. There are productive vegetable areas and useful storage too, giving you enough garden to enjoy without it becoming overwhelming. Put together, it's a very complete package: flexible accommodation, a garage and parking, a proper garden and a quiet position that's still convenient for the town. It's also being sold with no onward chain.

Agents' Notes:

Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Spray Foam:
Spray foam insulation has been installed within the loft. Buyers requiring mortgage finance are advised to make their lender or mortgage adviser aware at an early stage, as individual lender requirements can vary, and to satisfy themselves as to its suitability for their proposed finance.

Chain Status / Vacant Property:
We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

Executor's / Probate Sale:
The property is being sold on behalf of an estate following a bereavement. The seller has limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.

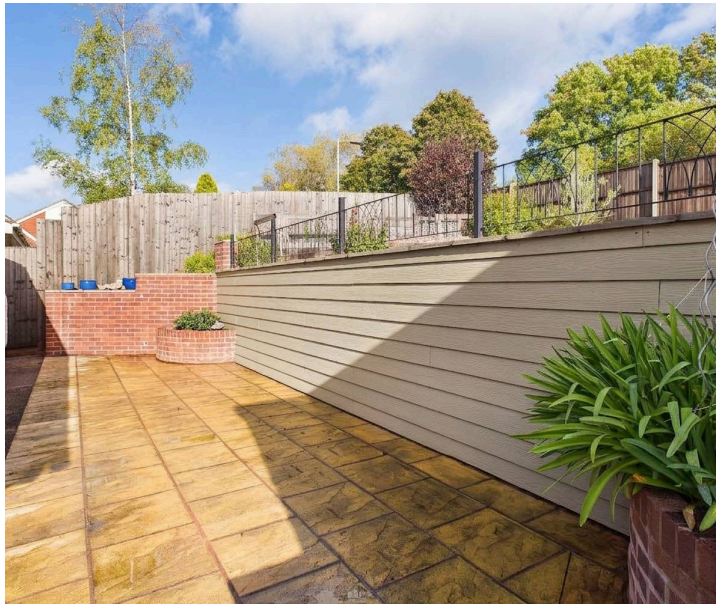
Probate Status:
We're informed by the seller that probate has been granted.

**Buyers' Compliance Fee Notice**

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.







Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1970s

Construction Notes: Standard

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

Drainage: Mains

Heating: Mains gas

Listed: No

Conservation Area: No

Tenure: Freehold

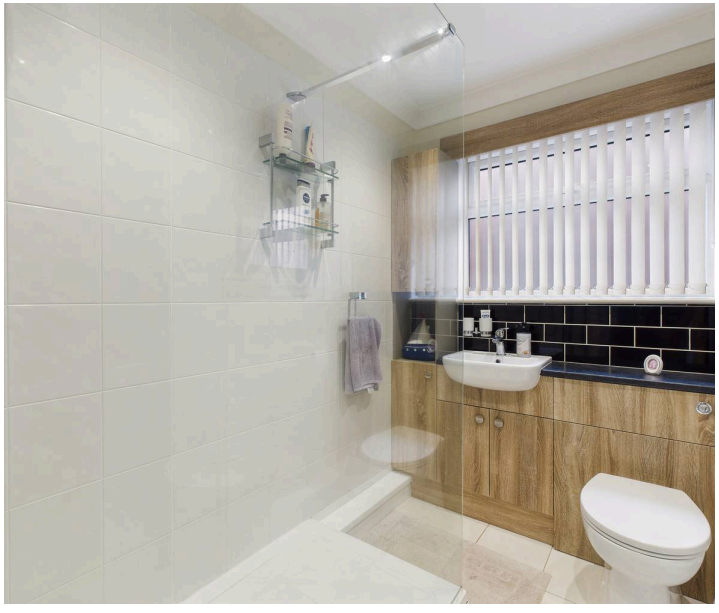
DIRECTIONS

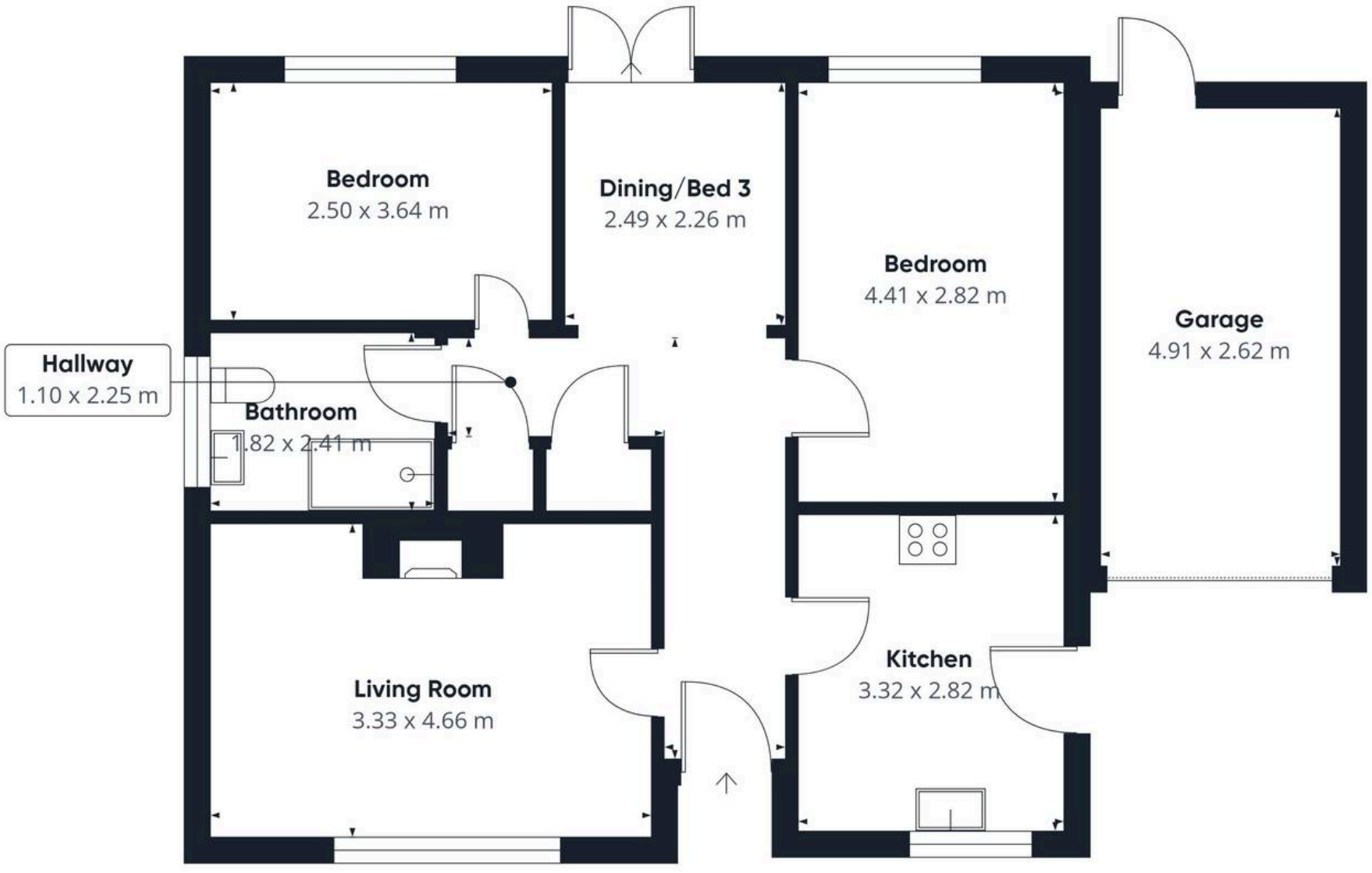
For sat-nav use EX17 2AG and the What3Words address is ///grub.calm.squeaks but if you want the traditional directions, please read on.

Proceed up Jockey Hill from the roundabout at the bottom and take the left into Prince of Wales Road, turn immediately right and No 5 will be found on the right towards the end.










HELMORES

**Approximate total area**(1)

78.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




# 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.