



45 Crownhill Park
Devon TQ2 5LP
£240,000

Winfields
Sales & Lettings

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****PERFECT FIRST HOME OR INVESTMENT PROPERTY****

- Terraced House
- Fitted Kitchen
- Double Glazed
- Three Bedrooms
- Modern Family Bathroom/WC
- Gas Central Heating
- Large Lounge/Diner
- Rear Garden
- Close to Local Schools & Bus Routes

HALLWAY

4'1" x 27'7"

Step into a bright and inviting entrance hall, finished with crisp white walls and stylish grey carpeting. The staircase rises neatly to the right, creating a clean and modern first impression that sets the tone for the rest of the home.

KITCHEN

9'7" x 8'4"

This stylish kitchen features a sleek, modern design with clean white cabinetry, dark worktops, and eye-catching patterned tile splashbacks. A four-ring gas hob is set into the counter, paired with a stainless steel extractor fan above. Dual aspect windows provide plenty of natural light, while the deep green walls add a bold, contemporary touch. Practical and well-laid-out, this kitchen offers ample storage and workspace — ideal for everyday cooking and entertaining.

LOUNGE

12'4" x 16'2"

This bright and generously sized lounge features a large bay window that floods the room with natural light and offers pleasant views over the rear garden. A characterful fireplace adds a traditional focal point, complemented by crisp white walls and neutral carpeting throughout. An open square archway leads seamlessly into the adjoining dining area, creating a sociable and flowing living space ideal for both relaxing and entertaining.

DINING ROOM

13'5" x 10'9"

Set to the rear of the home and accessed via a wide open archway from the lounge, this versatile dining space offers plenty of room for a full-size table and chairs. A large rear-facing window brings in natural light and offers a pleasant garden outlook, making it an ideal spot for both everyday meals

BEDROOM ONE

13'5" x 10'4"

A spacious and bright double bedroom positioned at the rear of the property, offering a peaceful retreat. Finished with soft grey carpeting and crisp white walls, the room feels fresh and modern. A large rear-facing window allows for plenty of natural light while overlooking the garden, making this an ideal principal bedroom.

BEDROOM TWO

10'3" x 14'5"

A well-proportioned room with space for a double bed, featuring neutral white walls and soft grey carpeting for a clean and modern feel. A large window fills the space with natural light, making it a comfortable and versatile second bedroom — ideal for guests, children, or a home office.

BATHROOM

8'8" x 9'7"

BEDROOM THREE


Currently used as a home office, this room offers flexibility and would make an ideal single bedroom, nursery, or study. Finished with white walls and grey carpet, it's a bright and neutral space ready to be styled to suit your needs.

GARDEN

The property boasts a good-sized rear garden, offering plenty of space for outdoor relaxation, entertaining, or family play.

FLOOR PLAN & E.P.C.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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