



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



PAIGNTON
(01803) 320969

345a Torquay Road,
Paignton, TQ3 2EP

www.winfieldsgroup.co.uk

EXETER
(01392) 984126

Higher Huxham
Exeter EX1 2HF

BRISTOL
(0117) 287 2199

13 Harbury Road, Bristol,
BS9 4PN



The logo consists of a stylized icon of two people in blue, followed by the text "a family-run business" in a white, sans-serif font.



 RICS

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