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**Plot 48, Kingfisher Drive, Creedy Bridge, Crediton, EX17 1AB**

  
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**welcome to**

## **Plot 48 Kingfisher Drive, Creedy Bridge Crediton**

View this home 40% shared ownership, three-bedroom mid-terrace home. Featuring a well-appointed kitchen, generous living room/diner, three bedrooms, a family bathroom, downstairs W.C, and with a rear garden and allocated parking.

Available now at £118,000 for a 40% share, view this Shared Ownership three-bedroom mid-terrace house.

The Tillman is a home that perfectly balances style and practicality. Step into a welcoming entrance hallway that leads to a well-appointed kitchen, ideal for everyday living. Spanning the rear of the home, a generous living/dining area creates a bright, open space for relaxing or entertaining, with direct access to your own private, enclosed garden — perfect for outdoor dining or family time.

Upstairs, you'll find three well-proportioned bedrooms, contemporary family bathroom + a handy storage cupboard to keep everything organised.

Whether you're a growing family or simply looking for extra space to suit your lifestyle, this home offers comfort, functionality, and room to grow.

### **Dimensions**

Kitchen approx 3.4m x 3.1m

Living room/diner approx 4.8m x 5.1m

Bedroom One approx 4.8m x 2.9m

Bedroom Two approx 2.6m x 4.7m

Bedroom Three approx 2.2m x 3.7m

### **Financial Breakdown**

Full market value: £295,000

40% share value: £118,000

5% deposit: £5,900

Rent charged on un-owned share: 2.75%

Monthly Rent on un-owned share (60%) £405.63

Estimated monthly service charges £55.00 pcm to include building insurance.

### **About Libbets Grange**

Welcome to Libbets Grange, a collection of homes arriving soon on the edge of Crediton, Devon. Nestled just a short stroll or cycle from the heart of town, you'll enjoy rural peace with all the perks of village life on your doorstep.

Pop into nearby supermarkets, wander into Crediton's Creedy Centre for cafés, shops & essentials, or explore Shobrooke Park for riverside walks & fresh air. Good schools like Hayward's Primary are within reach as well as Queen Elizabeth's Grammar School.

The local train station sits just a 4-minute drive away, linking via the Tarka Line to Exeter & beyond. Road access is equally strong: you're under 30 minutes from the M5. Regular bus services also connect into town.





### What Is Shared Ownership?

The Shared Ownership scheme is a Part Buy, Part Rent way of owning your own home for a smaller upfront payment. With Shared Ownership, you buy a share of your home using a mortgage from a bank or building society and pay a subsidised rent on the share you did not purchase. The combined mortgage and rent is usually less than you'd expect to pay if you bought a similar property outright. When you're ready, you can buy more shares until you staircase to owning 100% of your home.

### Qualifying Criteria

- As long as you are over 18
- Your household income is less than £80,000
- And you don't already own a home at the time of buying your shared ownership property
- ... then Shared Ownership could be right for you!

### How Does Shared Ownership Work

You buy a share in your home that's right for you. That could be from 40% up to 75% initially. You'll pay a reduced rent to us on the share we own and a monthly service charge.

As your finances allow, you can buy further shares in your home as and when you choose, meaning you'll own more and pay less rent.

Typically, you'll only need a deposit that is 5% of the value of your share, rather than of the total property value, meaning you could get moving sooner than you thought.

Shared Ownership generally costs less than purchasing outright or renting, making it a fantastic option to get onto the housing ladder.

### Agents Note

Please note, as a Shared Ownership purchase there are likely to be additional legal fees during the conveyancing process, your solicitor can advise you of these.

Please note flooring and kitchen appliances subject to changes.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### Disclaimer

o Deposits start from 5% of your chosen share value, illustrated deposit only and depends on lender and product availability.

o Share percentage advertised is an example. Please note, images have been used for illustrative purposes only. Specification, layout and finish may be subject to change.



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## Plot 48 Kingfisher Drive, Creedy Bridge Credton

- 40% Share
- Minimum Deposit of £5,900
- Monthly Rent of £405.63
- Carpets & flooring throughout
- Air source heating + PV Panels

Tenure: Leasehold

EPC Rating: To be confirmed

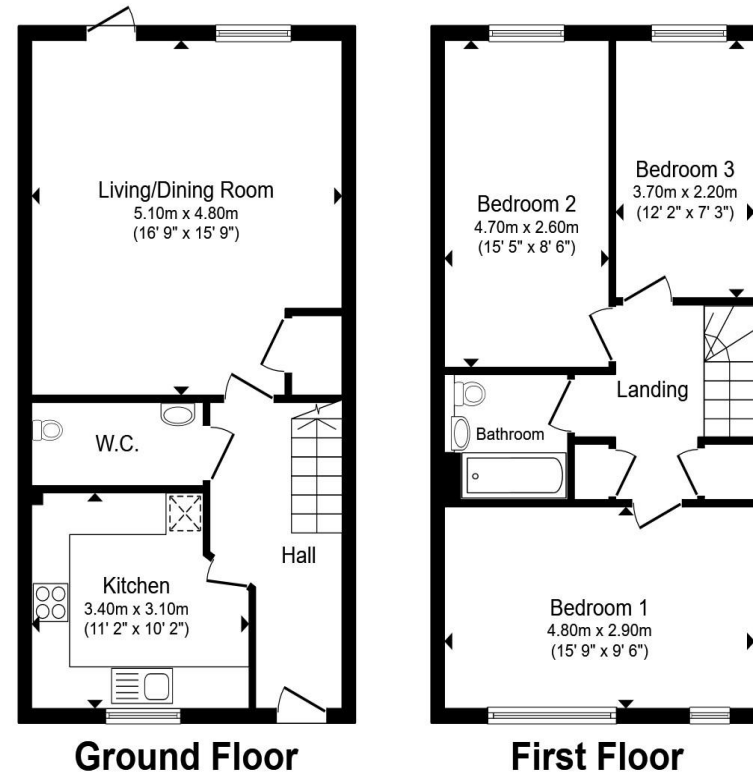
Annual Service Charge: 660.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 14 Jul 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

# £118,000



Total floor area 94.1 m<sup>2</sup> (1,013 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
TVT106312 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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