



62 Tuckers Meadow, Crediton, EX17 3NU

Guide Price £320,000

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62 Tuckers Meadow

Crediton

- Extended family house on corner plot!
- Popular location on western edge of Crediton
- Large corner plot reaching 0.17 acres
- Close to schooling, bus stop & rural walks
- Three double bedrooms and bathroom upstairs
- Fourth double bedroom / 2nd sitting room
- Lounge diner, kitchen & ground floor shower room
- Integral garage & long driveway
- South-west facing mature gardens
- Being sold with no onward chain

Welcome to 62 Tuckers Meadow, a lovely extended semi-detached family house located in the popular western edge of Crediton, set on a large corner plot spanning 0.17 acres (70% bigger than a modern detached house!), this property offers ample space both inside and out.

Situated in a sought-after location, you'll enjoy the convenience of being close to local schools, bus and road transport links to Exeter, and picturesque rural walks.

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The house itself boasts three double bedrooms and a bathroom on the upper floor, providing comfortable accommodation for the whole family. Additionally, there is a fourth double bedroom that can be used as a second sitting room, served by a ground floor shower room, offering flexibility to suit your needs or potential for a level annexe by converting the garage.

It also features a spacious lounge diner and a kitchen, with space behind to further extend if desired (subject to permissions).

With an integral garage and a long driveway (11.m), there is plenty of parking space available. Step outside into the enclosed south-west facing mature gardens, where you can bask in the sunlight and enjoy space to grow flowers, fruit and veg in your leisure time. A greenhouse and two large sheds are also already in place.

Benefitting from gas central heating and double glazing, this property ensures warmth and energy efficiency. Plus, it is being sold with no onward chain, making it an attractive option for those looking to move quickly.

Please see the floorplan for room sizes.

Current Council Tax: C (£2,115pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold



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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) – with an Ofsted “outstanding” sixth form. 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.

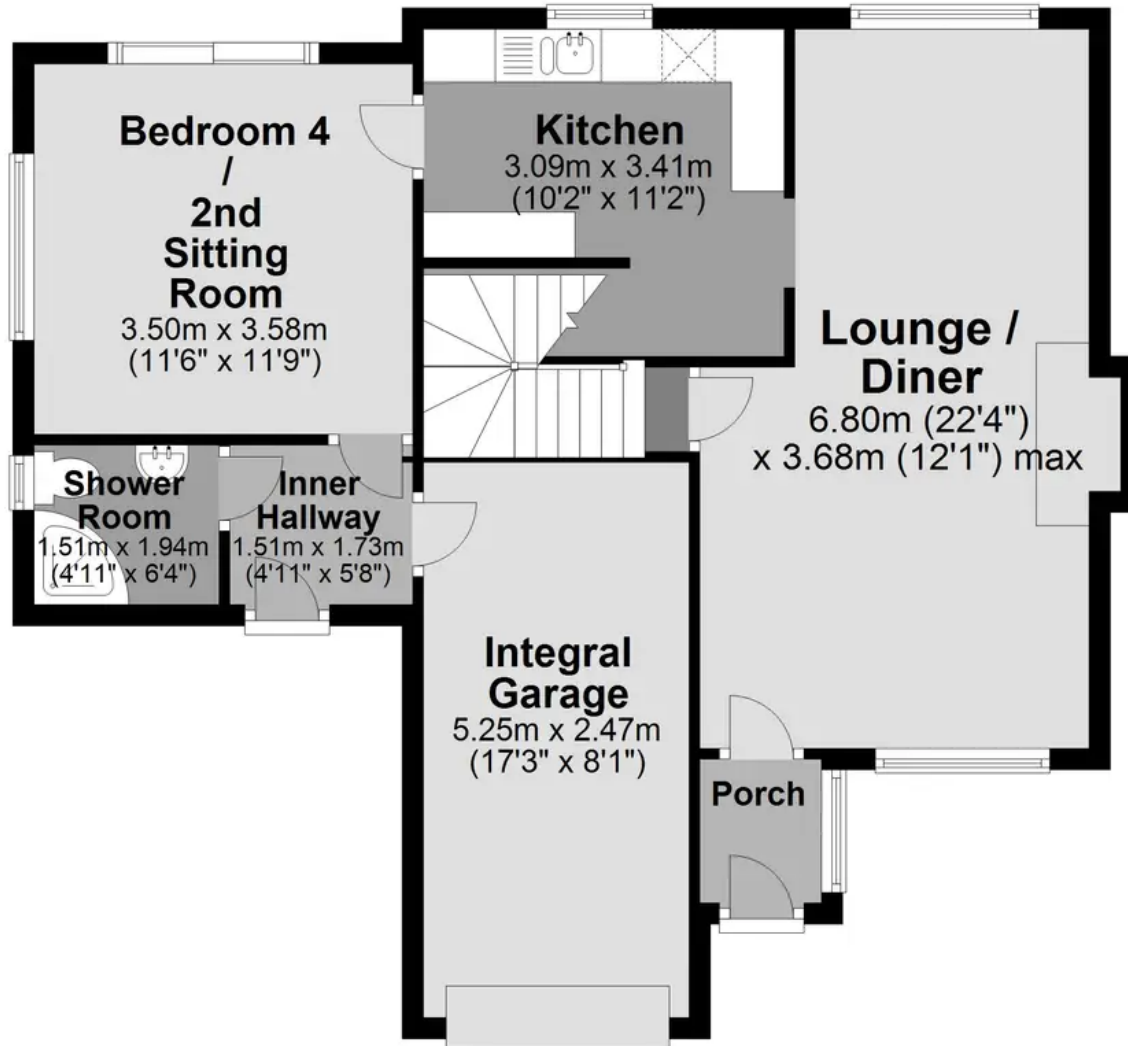
DIRECTIONS: From Crediton High Street, proceed up the town & turn left at St Lawrence Green traffic lights, follow Westwood Road down & No.62 is the first house on your left as you turn into Tuckers Meadow.

What3Words: [///interacts.fatherly.monk](https://www.what3words.com/interacts.fatherly.monk)



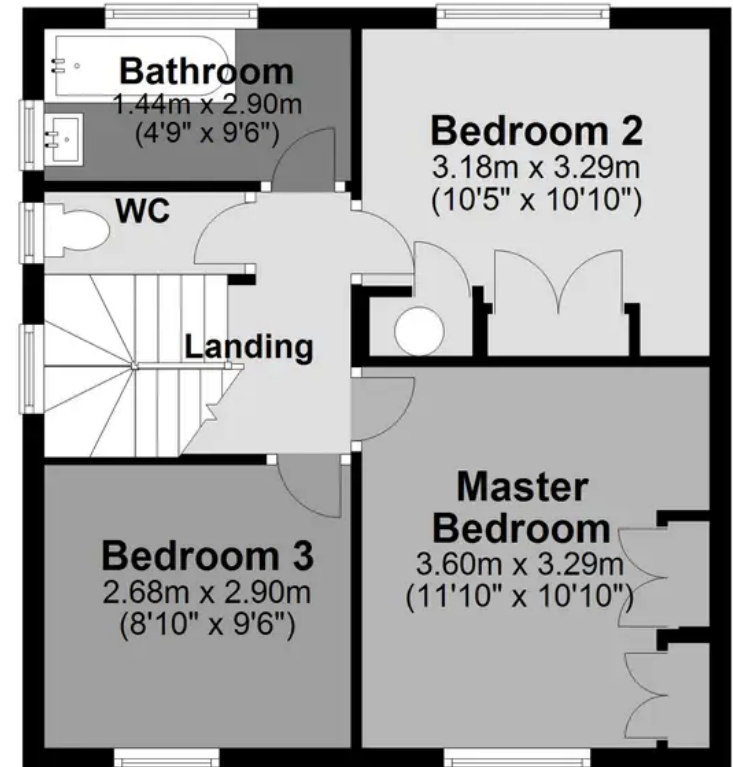
Ground Floor

Approx. 56.1 sq. metres (603.7 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



Total area: approx. 99.1 sq. metres (1066.9 sq. feet)



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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.