



13 Cromwells Meadow, Crediton, EX17 1JZ

Offers in Region of £399,950

HELMORES
SINCE 1699

13 Cromwells Meadow

Crediton

- Superb modern detached house
- Four bedrooms, master with dressing room and en-suite
- Beautiful kitchen diner created in 2020
- Massive living room with wood-burning stove
- Upstairs bathroom and downstairs WC
- Gas central heating with new Worcester boiler in Sept 2019
- uPVC double glazed doors and windows
- Double garage with light and power
- Enclosed and private west facing garden 11.3m x 11.3m max.
- Driveway parking for 3 cars (8.35m x 7.62m max.)

Welcome to 13 Cromwells Meadow, Crediton, a superb modern detached house situated in an enviable edge-of-town position, close to Shobrooke Park. With generous accommodation measuring 125sqm / 1,350sqft, this home offers ample space for family living.

Step inside and discover four bedrooms, including a master bedroom with a dressing room and en-suite shower room, providing a private retreat for relaxation and rejuvenation.





The beautiful kitchen diner, created in 2020, is the heart of the home, and includes a great sized diningspace and breakfast bar, plus a fridge freezer, twin oven, hob and extractor, dishwasher, washing machine and tumble dryer all integrated. A perfect place for creating culinary delights and sharing time with friends and family. The massive living room features a wood-burning stove, creating an inviting atmosphere for gatherings and cozy evenings.

With convenience in mind, this property offers an upstairs bathroom and a downstairs WC, ensuring ease and functionality for everyday living. The gas central heating, powered by a new Worcester boiler installed in September 2019, ensures warmth and comfort throughout the year. The uPVC double glazed doors and windows enhance energy efficiency too.

A double garage with light and power, along with driveway parking for three cars, provides ample space for parking and storage needs. The enclosed and private west-facing garden, measuring approximately 11.3m x 11.3m (max.), offers a tranquil outdoor retreat, perfect for enjoying sunny days and al fresco dining on the nicely decked area which runs along from the patio doors of the living room, right to the door of the kitchen diner. There's also a gated side access.



Don't miss the opportunity to make this modern detached house your next home. Contact us today to arrange a viewing and experience the comfort, style, and convenience it has to offer.

Please see the floorplan for room sizes.

Current Council Tax: E (£2,908pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating (New boiler in 2019)

Listed: No

Tenure: Freehold

Please note this property belongs to a family member of a Helmores staff member.

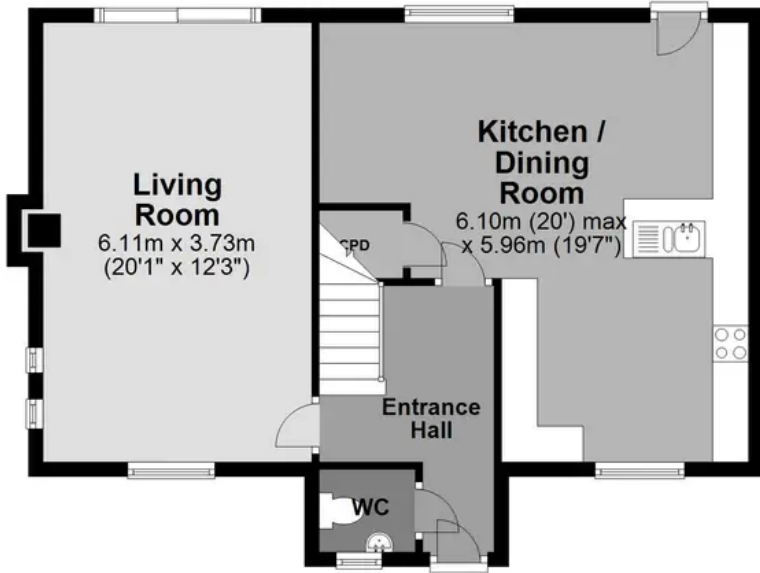
CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone 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: For Sat-Nav use EX17 1JZ, as you turn into Cromwells Meadow, branch off left and the driveway to No.13 will be found down on your left.

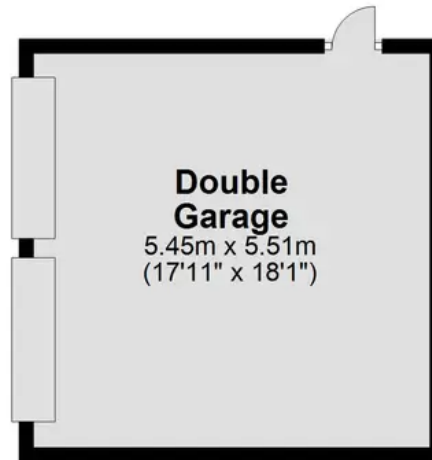
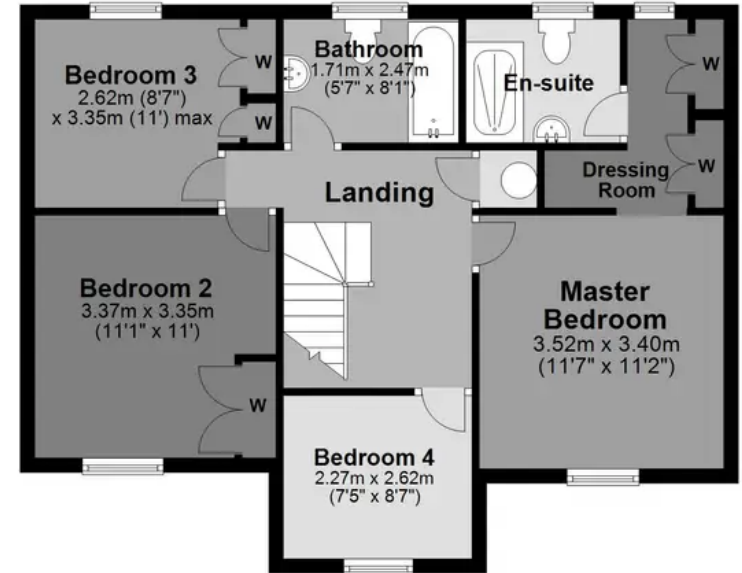
What3Words: ///hobby.crumble.ordeals



Ground Floor



First Floor



Total area: approx. 125.4 sq. metres (1349.8 sq. feet)



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