



24 Cromwells Meadow, Crediton, EX17 1JZ

Guide Price £360,000

HELMORES
SINCE 1699

24 Cromwells Meadow

Crediton

- 4 double bedroom detached home
- Extended and improved
- Master bedroom with ensuite
- Modern kitchen/dining room with integrated appliances
- Utility area
- Living room and dining room
- Tucked away cul-de-sac position
- Town edge development with local walks
- Garage with storage and driveway parking
- Rear garden (with gate to the park)

With a variation in the original house types built at Cromwells Meadow back in the year 2000, as you could imagine, over the past few years individual houses have evolved further and increasingly, no two houses are quite the same. This is certainly the case here, extended and remodeled, this detached family home offers superb accommodation and all presented in first class order, both inside and out. An extension to the original layout back in 2016 now provides a true 4 double bedroom first floor layout.



HELMORES
SINCE 1699



From entering the property, it's clear that the house has been tastefully decorated and with new carpets throughout (bedroom 1 carpet is on order) there's literally nothing for a new owner to do. The entrance hall has the essential WC and then doors to the living room which connects to the dining room or study. From here there is access to the garden through the double doors or to the modern and recently installed kitchen/dining room. Complete with integrated appliances and large larder cupboards, the kitchen is a great room. There's a separate utility section and a further door to the garden. Rising via the striking staircase, you reach the landing with airing cupboard and hatch to the part boarded loft and with separate doors to the 4 bedrooms. The master bedroom has an ensuite shower room and a family bathroom serves the further 3 bedrooms. As previously mentioned, it's the room sizes upstairs that stand out as being 4 double rooms.

The house is in a small close so there's no direct passing traffic and Cromwells Meadow is a no through road so it's a quiet and safe development. There are local walks to the country lanes or Shobrooke Park within seconds of the front door and a 15 minute walk connects you with the town's amenities and public transport. There's off-road parking for at least 2 vehicles in the driveway and this leads to the garage. The garage has plenty of volume with a high ceiling and plenty of room for storage and an electric door. Gated pathways run along both sides of the house to the rear garden which is mainly level with a private paved patio which provides an excellent entertaining space plus there's a good area of lawn. The overall garden is approx. 14m x 7m plus the side areas.

Please see the floorplan for room sizes.



Council Tax: D (Mid Devon 2023/24 £2379.96)

Utilities: Mains water, electric, gas, telephone & broadband (up to 67mb)

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

Tenure: Freehold

DIRECTIONS : From the High Street, head down towards Exeter, passing the parish church on your left. After the church, bear left into East Street and at the t-junction, turn left into Mill Street. Continue on this road, over the mini-roundabout and pass the rugby club on your left. Take the last right turn before leaving the town into Cromwells Meadow and bear right. The house will be on the left in a small close.

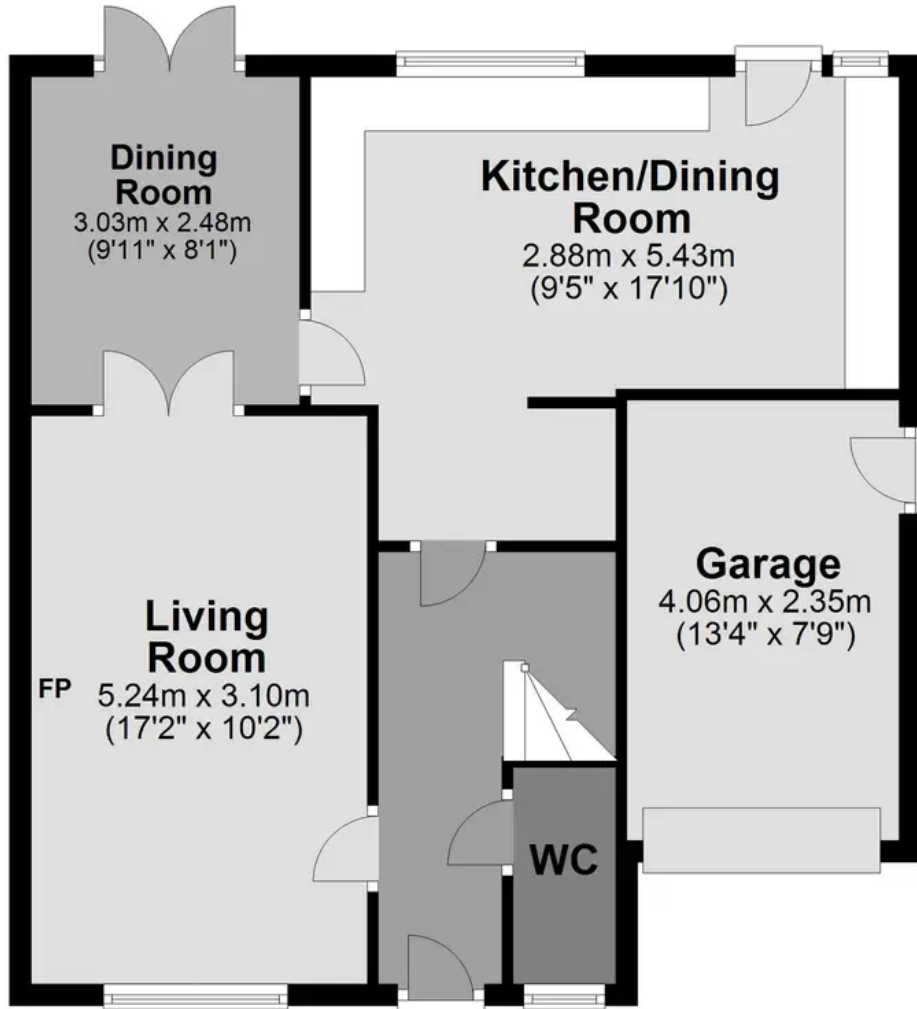
What3words [///activates.kilts.sits](https://www.what3words.com/activates.kilts.sits)

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.



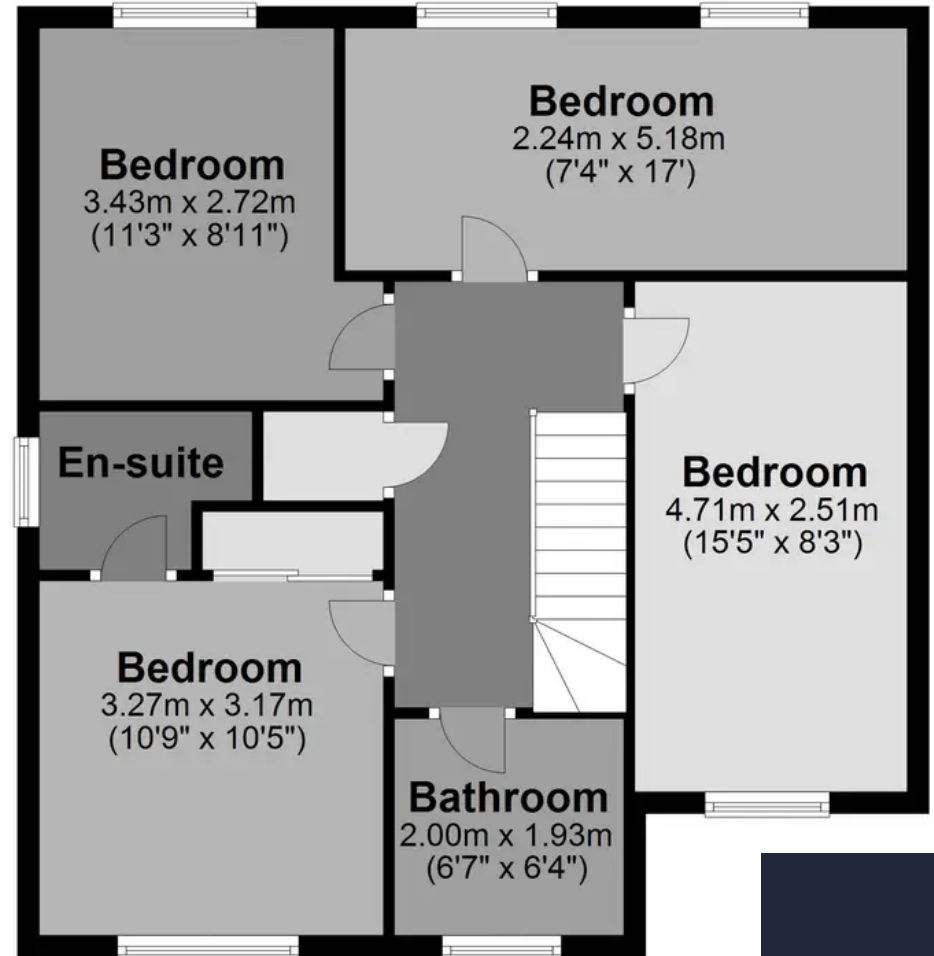
Ground Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



First Floor

Approx. 63.5 sq. metres (683.4 sq. feet)



Total area: approx. 116.1 sq. metres (1249.9 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

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.