



## 4 Tuckers Meadow, Crediton, EX17 3NT

Guide Price £285,000

**HELMORES**  
SINCE 1699

# 4 Tuckers Meadow

Crediton

- 3 bedroom semi-detached house
- Preferred town location (Tuckers Meadow)
- Modern kitchen and good-sized living/dining room
- Conservatory giving additional space
- Family bathroom and ground floor WC
- Garage and off-road parking for 3 vehicles
- Front and rear gardens
- Bus route nearby plus rural walks

Tuckers Meadow is a development built towards the western edge of town and is now about 40 years old. The sellers have been there ever since it was built and have seen plenty change in their time here. Ideal for families as it's close to primary and secondary schools plus it's only a few metres to the bus route connecting to wider Crediton and Exeter within seconds of the front door. There's countryside walks nearby too with miles of country lanes and footpaths, all with the convenience of being within the town and having all of the towns' amenities to hand.



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The house itself has been very well looked after and improved since new. The décor is neutral and it's presented very well inside and out. A addition of a conservatory a few years ago gives a second reception area away from the main living room and with the double doors opening onto the garden, it's a lovely place to sit and relax. There's a ground floor WC too and utility cupboard which keeps the washing machine hidden and out of the kitchen plus houses a new boiler (fitted 2023). The kitchen is up to date with integrated appliances and there is the potential to knock through to the dining area if preferred. The living room opens into the dining area and there's doors to the conservatory too. Upstairs are the 3 bedrooms with the master bedroom having Ashgrove fitted units to add a touch of luxury. There's a family bathroom with shower over.

Outside is a pretty front garden which sets it back from the road and the driveway provides ample parking for 3 vehicles and leads to the garage with up and over door. There's an outside tap and gate to the side linking to the rear garden. The rear garden is level and approx 7.5m x 4.5m and is easy to maintain but is a great space which faces west.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2115.43

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Gas fired central heating (new boiler 2023)

Listed: No

Tenure: Freehold

Agents Note: The garden backs onto the local primary school playing field.

**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 3NT and the What3Words address is [///padlock.roaring.dislodge](https://www.what3words.com/#!/padlock.roaring.dislodge)

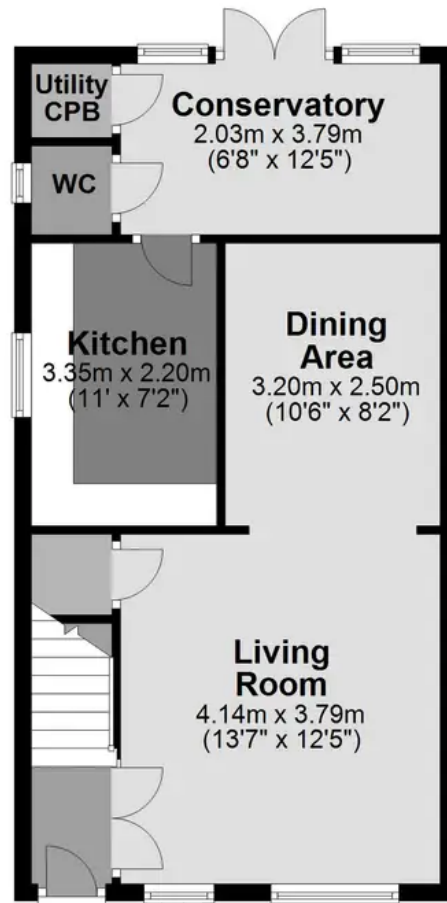
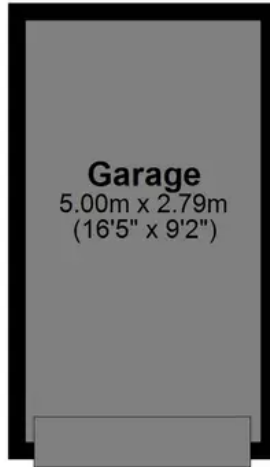
but if you want the traditional directions, please read on.

From Crediton High Street, proceed west (towards Copplestone) to The Green and at the traffic lights turn left into Lanscove. Then take the right turn into Threshers. Tuckers Meadow will be found on the left before reaching Lanscove School. Turn into Tuckers Meadow and No.4 will be found on the right.



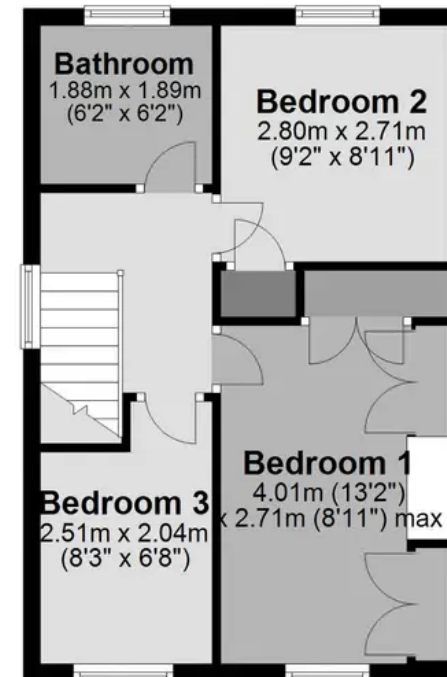
## Ground Floor

Approx. 61.0 sq. metres (657.0 sq. feet)



## First Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 97.7 sq. metres (1051.4 sq. feet)

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