



## 2 Meadow View, Westwood, Crediton, EX17 3PF

Offers Over £335,000

**HELMORES**  
SINCE 1699

## 2 Meadow View

Westwood, Crediton

- Stylish 3 bed semi-detached house
- Western town edge location
- Living room & spacious kitchen diner
- South-west facing garden & rear courtyard
- Off-road parking for 3-4 cars
- Close to schooling, bus transport links and country walks
- Mains gas central heating & uPVC double glazing

This 1950's semi-detached house is found in a level position, on the Western edge of Crediton, close to primary and secondary schools, bus transport links to Exeter and many beautiful countryside walks.

The well-presented accommodation includes three good useable bedrooms, with the master bedroom enjoying a lovely view over gardens onto rolling Devon countryside beyond, served by an upstairs white-suite bathroom with shower attachment and screen over the bath.





The ground floor includes the living room, a large kitchen diner complete with pantry, a door leads to a side boot room with separate entrance and has a downstairs WC and utility area. The kitchen includes a Britania range style cooker, marble effect solid laminate worktops and shaker style units, the flooring is porcelain wood effect tiles. There is mains gas central heating via a modern Worcester Boiler, uPVC windows, fascias and soffits.

Outside: To the front is parking for 3-4 cars within a gated area. The main lawned garden (12m x 11m) is to the side and is South-West facing, there is also a rear paved courtyard (8.3m x 7.7m max (being a triangular shape), ideal for summer barbecues, there is also a front herb garden.

There is ample space to the side to extend the living accommodation further if desired (subject to permissions).

Agents Notes: This property belongs to an employee of Helmores Estate Agents LLP.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2,115.53

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold





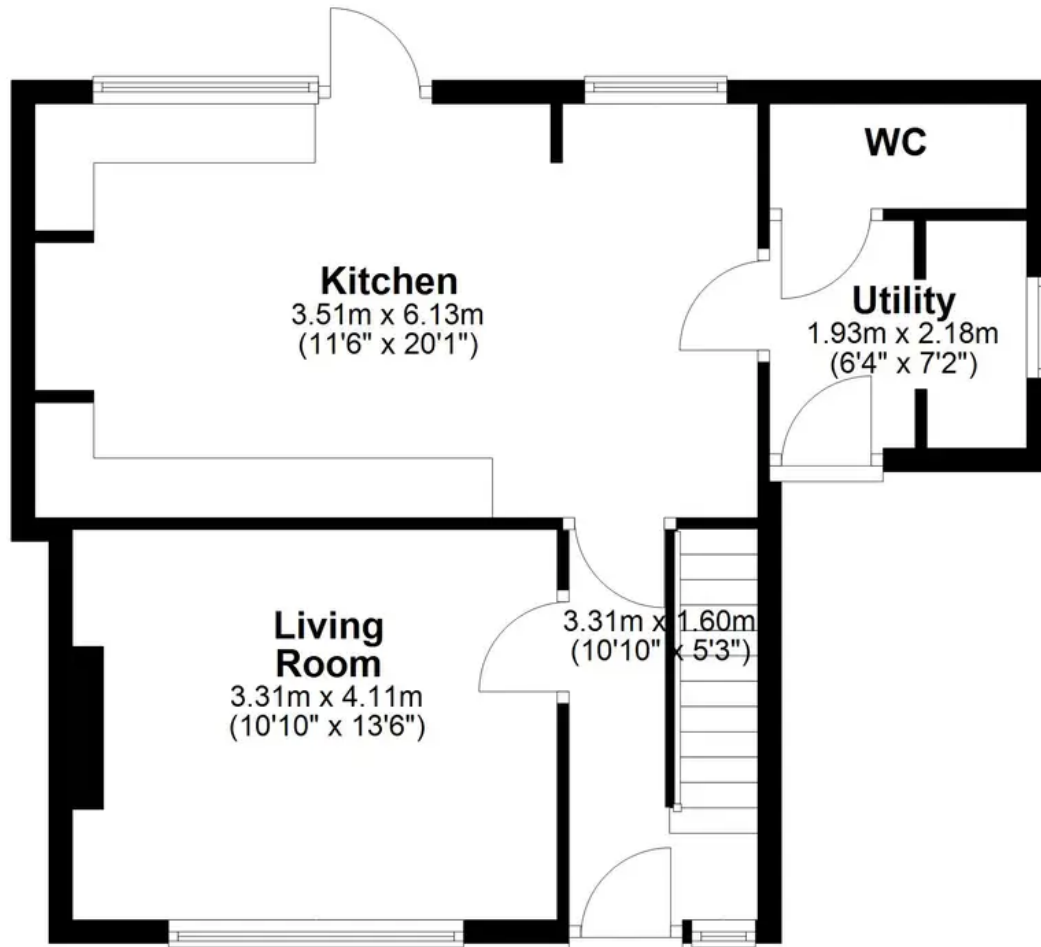
**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring 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). 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 the centre of Crediton proceed up the High Street, upon reaching St Lawrence Green traffic lights, turn left towards Yeoford and just after the Westernlea turning, No. 2 Meadow View will be found on your left.

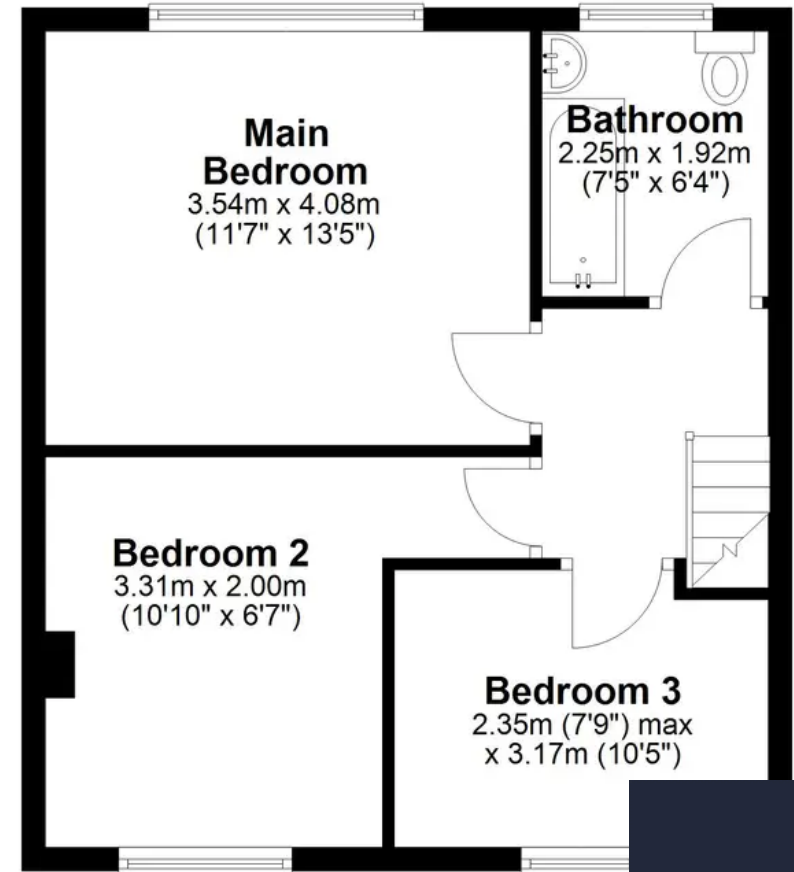
**What3Words**: [///crows.bunkers.cycle](https://www.what3words.com/crows.bunkers.cycle)



## Ground Floor



## First Floor





# Helmores

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