



14 Tuckers Meadow, Crediton, EX17 3NT

Offers Over £300,000

HELMORES
SINCE 1699

14 Tuckers Meadow

Crediton, EX17 3NT

- 3 bedroom semi detached house
- Located in Tuckers Meadow
- Great condition
- Open plan kitchen/dining room
- Modern bathroom
- Conservatory and paved rear garden
- Parking for 5/6 cars
- Garage and additional workshop
- No chain

Tuckers Meadow is a development built towards the western edge of town and is now about 40 years old. The sellers have been there since the late 1990's 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.

HELMORES
SINCE 1699





The house itself has been very well looked after and improved since it was bought in the late 1990's new. The décor is neutral and it's presented very well inside and out. A addition of a porch/boot room on the rear opens onto the garden and gives very useful additional space. The kitchen is up to date and it was knocked through to create a larger open plan kitchen/diner which also opens to the living room making it a sociable space. Upstairs are the 3 bedrooms and the family bathroom with shower over.

Outside is a pretty front garden which sets it back from the road and the driveway at the front provides ample parking for 2 vehicles plus a long driveway through gates leads to the garage and this provides more parking. The garage has the added bonus of it's own extension to provide a workshop to the rear. The rear garden is level and is easy to maintain but is a great space which faces west and gets a good amount of sunshine. The house is empty and being sold with no onward chain.

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

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2024/25- £2218.74

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Gas fired central heating (boiler serviced annually)

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.

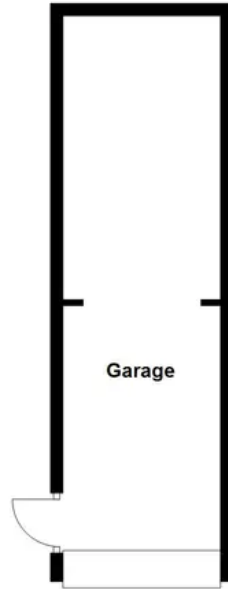
DIRECTIONS

For sat-nav use EX17 3NT and the What3Words address is [///radically.smile.org](http://radically.smile.org) but if you want the traditional directions, please read on.

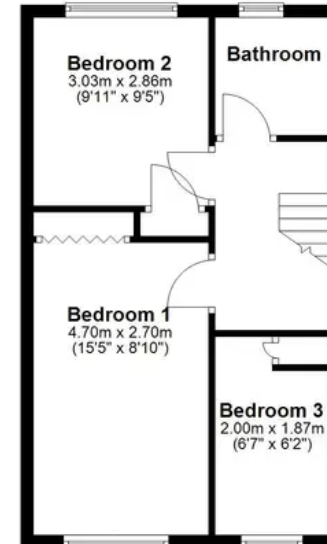
If in Crediton High Street, proceed West to The Green and bear left into Landscore and then continue down over Westwood Hill turning first right into Tuckers Meadow. The property will be found on the left hand side nearing the far end.



Ground Floor
Approx. 64.3 sq. metres (691.7 sq. feet)



First Floor
Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 103.7 sq. metres (1115.8 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.