



**15 Meadow Gardens, Crediton, EX17 1EJ**

Guide Price **£260,000**



# 15 Meadow Gardens

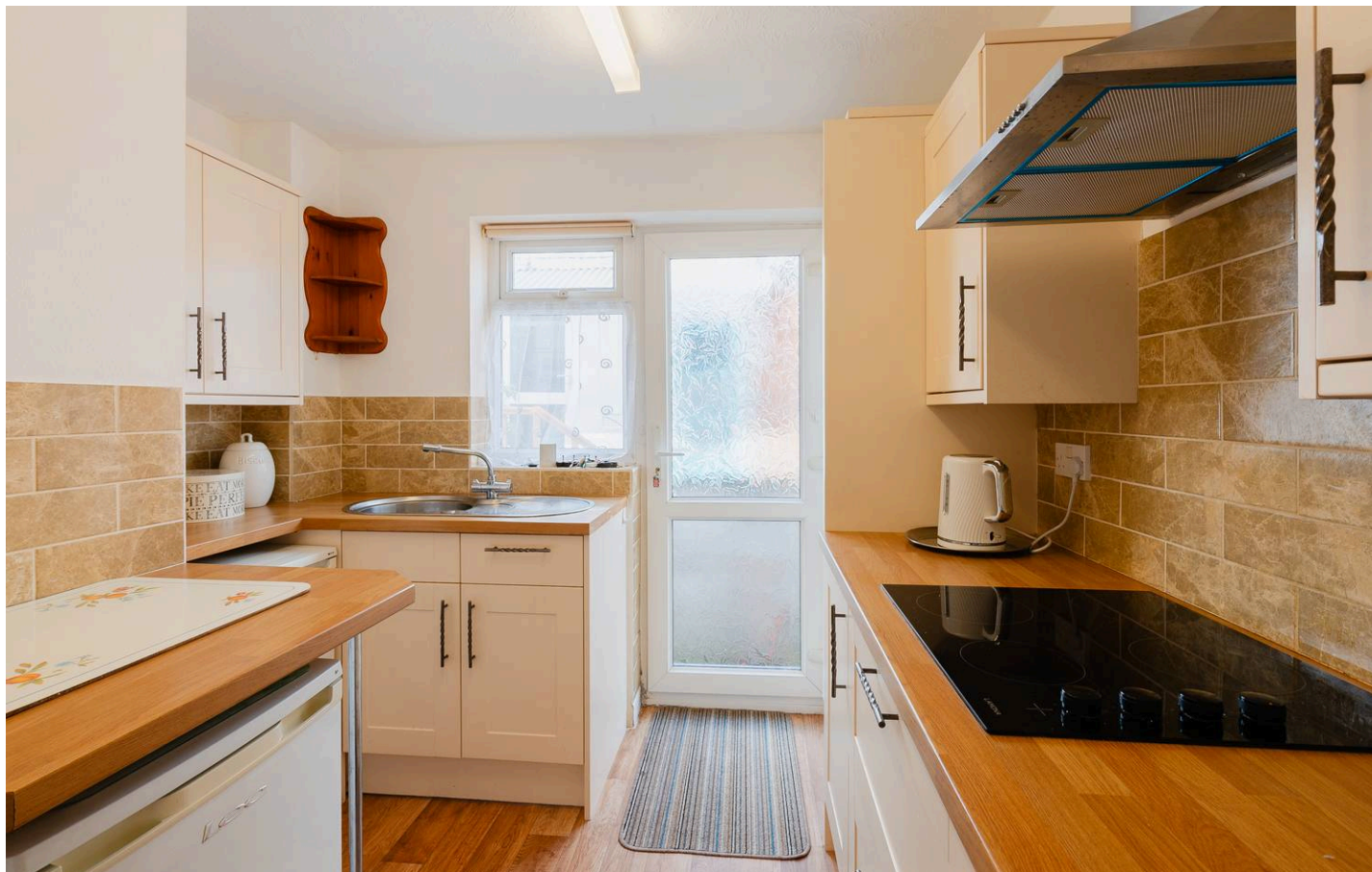
Crediton

- Level plot bungalow
- Lovely enclosed garden
- Garage with internal and external access
- Parking for 2 vehicles
- 2 Double bedrooms
- Level walk to shops and bus
- Cul-de-sac town location
- No onward Chain!

Conveniently located within the bustling market town of Crediton, this 2 bedroom semi detached bungalow sits in a great location with easy level access for shopping and public transport. With a pretty enclosed garden, level plot, garage and parking, this property ticks all the boxes.







The entrance hall has had the convenient addition of access to the garage and then leads through to the lounge with large floor to ceiling picture window looking over the front and a fireplace that could be re-installed. The kitchen has cream shaker style units with eye level oven and ceramic hob, there is an array of units and a breakfast bar section and a door to the passageway outside. The first of the two bedrooms is a good sized double with views over the garden and the other double bedroom has the benefit of patio doors leading out to the garden. The bathroom has new flooring, a bath with shower over and a handy airing cupboard space. There is uPVC double glazing throughout and gas central heating with a new boiler being fitted in 2020.

Outside to the front is a drive with parking for 2 vehicles and an easy to maintain gravelled area with a garage. The garage has an up and over door along with internal access to the house and a further door to the side. To the rear is a fully enclosed garden with a patio area and is mostly laid to lawn. There is a garden shed at the end perfect for potting or further storage.





Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2024/25 - £2218.75

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: 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** : If in Crediton High Street, proceed down past the church as if heading to Exeter and then turn left into East Street. At the end, turn left into Mill Street and pass Morrisons (on your left). Take the next left turn into Blagdon and then left again into Meadow Gardens. The property will be found straight ahead marked by the Helmores board.

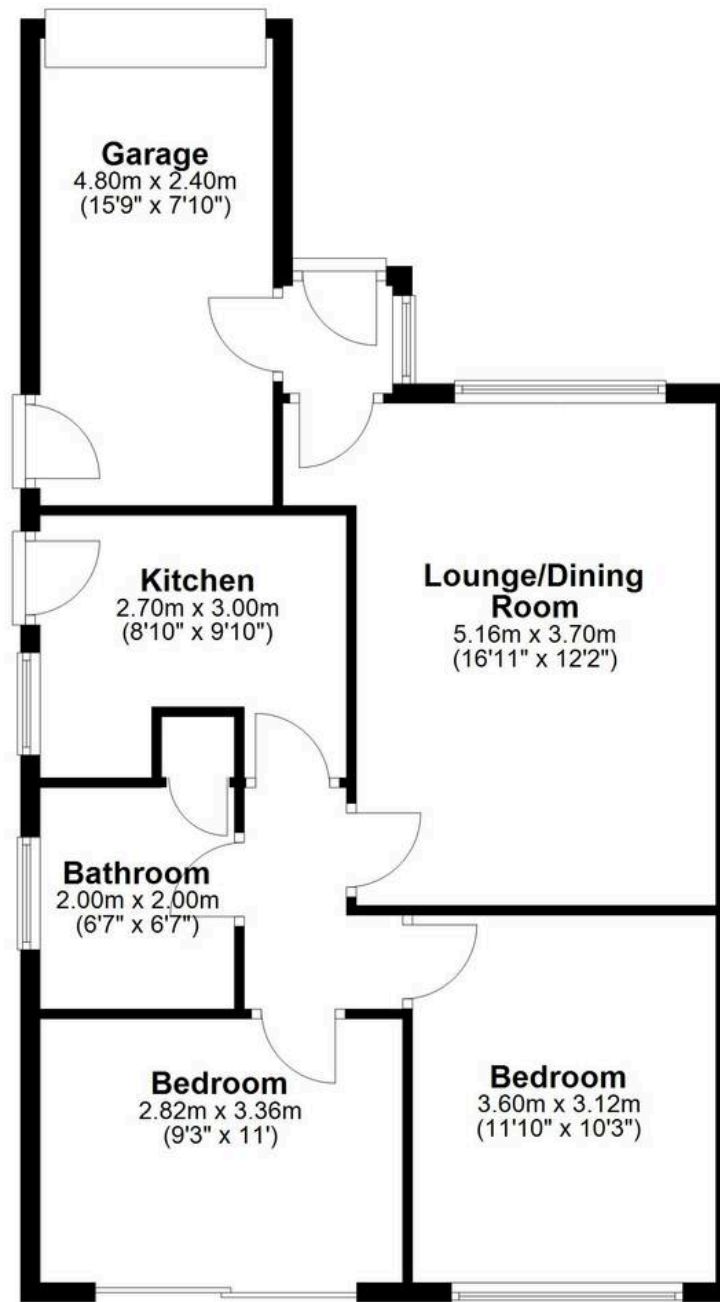
What3Words: ///likes.awaiting.smuggled





## Ground Floor

Approx. 72.6 sq. metres (781.7 sq. feet)



Total area: approx. 72.6 sq. metres (781.7 sq. feet)





# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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.