



## 25 Meadow Gardens, Crediton, EX17 1EJ

Guide Price £260,000

**HELMORES**  
SINCE 1699



# 25 Meadow Gardens

Crediton

- 2 bedroom semi detached bungalow
- Recently updated
- Level plot
- Cul-de-sac town location
- Level walk to shops/bus
- Front and rear gardens
- Conservatory
- Garage with driveway parking
- No chain

Crediton's thriving High Street runs like a river valley through the centre of the town and with houses to the north and south side of the town often elevated, finding a bungalow in a residential cul-de-sac that isn't too far from the town and not up a hill can be somewhat of a challenge. There are a few such cases and Meadow Garden is one of them. Built in the 1970's there's a mix of 2 and 3 bedroom bungalows and houses.



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This particular bungalow is a semi-detached, 2 bedroom home which has undergone a series of recent improvements and leaves little for a new owner to do. With mains gas central heating, fresh carpets, modern double glazing, a nearly new conservatory and up to date kitchen and bathroom, it really is ready to move in to. The layout works well with the front door leading into an entrance porch and on into the living room with a large window overlooking the front. There's a modern kitchen with a surprising amount of storage and a well fitted shower room. The larger of the 2 bedrooms has built in storage and the 2nd bedroom also has doors out through to the recently installed conservatory which provides additional seating and looks out over the rear garden.

At the front is a level front garden, easy to maintain and ideal for potted plants, along with a driveway providing parking for 2 vehicles which leads to the single garage. At the rear is a level rear garden, again, the design was to produce a garden that looks good, can be used all year and doesn't take too much work. It's a good size and there's plenty of room to sit out and still have room for some planted beds etc. There's a timber shed, side storage and a pathway can be opened up to the side.





Please see the floorplan for room sizes.

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

Approx Age: 1970's

Construction Notes: Standard

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

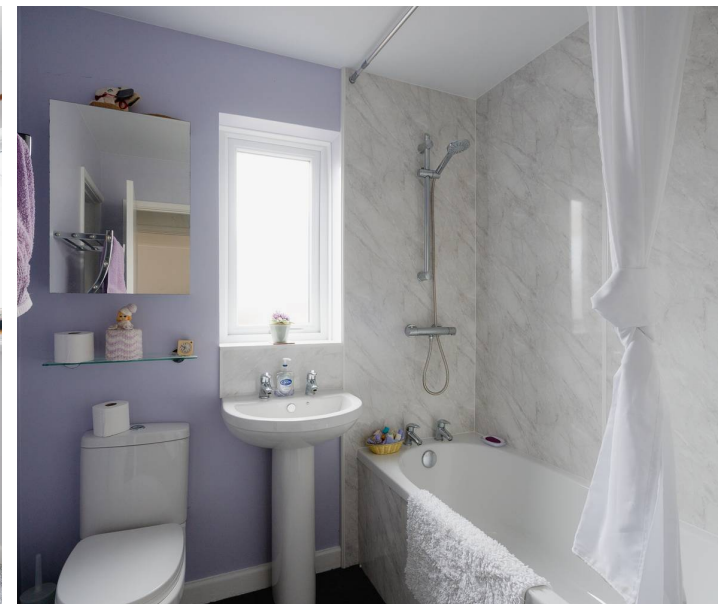
Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 1EJ and the What3Words  
address is ///simulator.insert.tricks

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

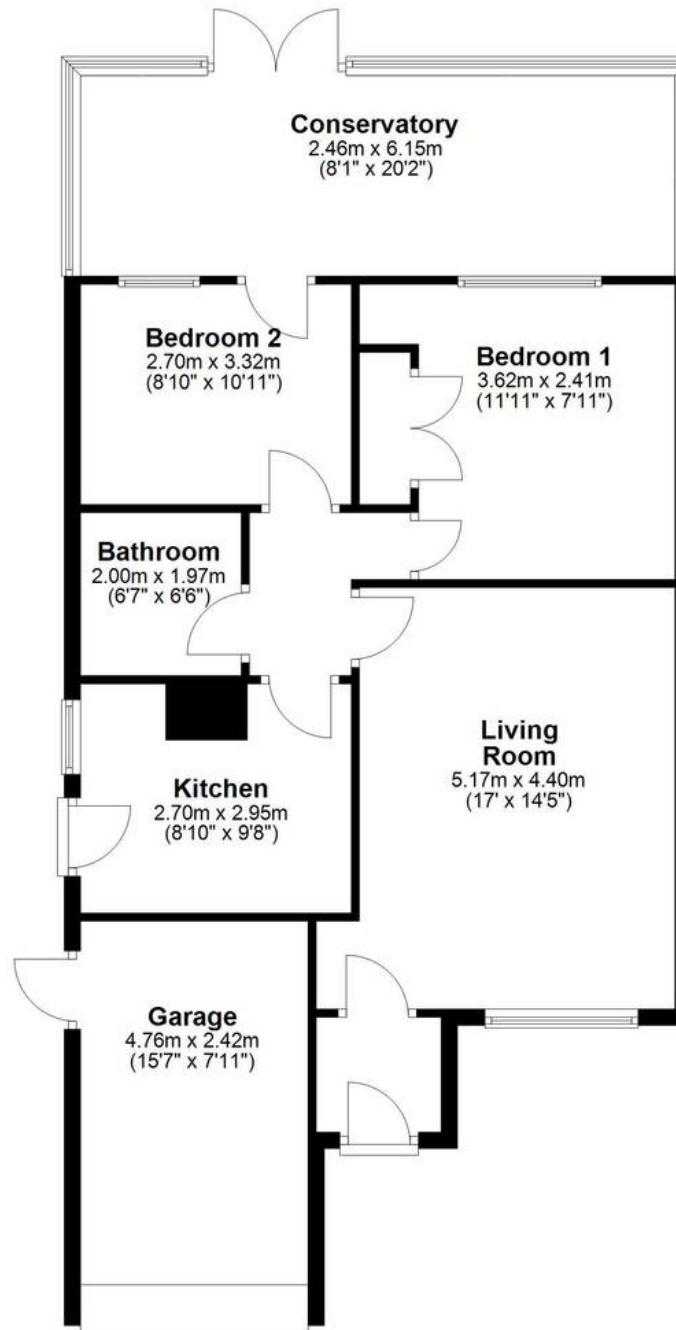
If in Crediton High Street, proceed down past the church  
as if heading to Exeter and then turn left into East Street. At  
the end, turn left into Mill Street and pass Morrisons (on  
your left). Take the next left turn into Blagdon and then left  
again into Meadow Gardens. The property will be found on  
the left hand side just after the first corner.





## Ground Floor

Approx. 87.6 sq. metres (943.2 sq. feet)



Total area: approx. 87.6 sq. metres (943.2 sq. feet)

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# Helmores

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