



1 Golden Joy, Crediton, EX17 1EA

Guide Price £335,000

1 Golden Joy

Crediton

- Semi-Detached Bungalow with Lovely Views
- Beautiful gardens to front, rear & side
- Three Bedrooms & modern shower room
- Spacious lounge diner & kitchen
- Two attic rooms with POTENTIAL (STP)
- uPVC Double glazing & mains gas central heating
- Garage, Long Driveway Parking & Local Buses

This semi-detached bungalow offers a delightful blend of comfort, beautiful views, and a stunning garden setting. Settle in and enjoy the tranquil surroundings and the convenience of a well-configured home.

Step inside and discover three spacious bedrooms, providing ample space for relaxation and guests. The modern shower room adds a touch of luxury to your daily routine. The open and inviting lounge diner is perfect for entertaining or simply unwinding after a long day. The sizeable kitchen offers functionality and style, with a handy side entrance & separate WC too.





The property also boasts two attic rooms with great potential, subject to planning permission, allowing you to customize the space to suit your needs and preferences. Imagine the possibilities of creating a home office, hobby room, or additional bedroom space.

With uPVC double glazing and mains gas central heating, this home ensures comfort and energy efficiency throughout the seasons.

The garage (door to garden, light, power & electric up & over door) and long driveway parking provide ample space for three vehicles, while local bus services offer convenient transportation options.

Outside, you'll be captivated by the beautiful gardens that surround the property, creating a serene and picturesque setting. Whether you're gardening to the front taking in the views, or relaxing in the side or rear enclosed gardens, you'll appreciate the beauty and tranquillity of your surroundings, there's even a recent seating area to the top which is a great place to escape.

Don't miss the opportunity to make this charming semi-detached bungalow your own. Contact us today to arrange a viewing and experience the comfort and beauty it has to offer.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



Please see the floorplan for room sizes.

Current Council Tax: D

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1010AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian Church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

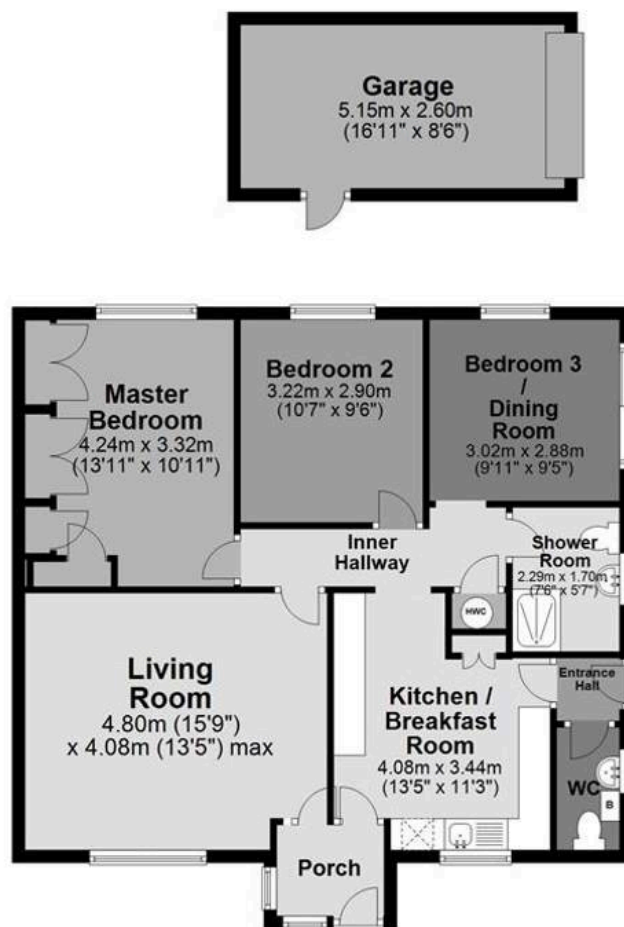
DIRECTIONS: From Crediton Town Square proceed along Parliament Street passing the Library & Park on your right, upon arriving at a mini roundabout turn left into Jockey Hill and immediately right into Pounds Hill. Proceed almost to the top and turn left into Longmeadows, No.1 will be found facing you on the corner of Golden Joy and Longmeadows.

What3Words: [///shifts.cobbled.forms](https://www.what3words.com/shifts.cobbled.forms)



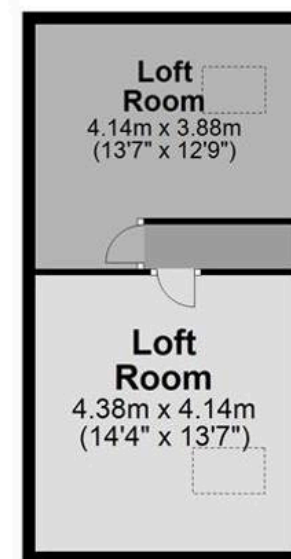
Ground Floor

Approx. 94.7 sq. metres (1018.9 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



Total area: approx. 129.3 sq. metres (1391.5 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

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.