



## 39 Tuckers Meadow, Crediton, EX17 3NU

Offers Over £400,000

**HELMORES**  
SINCE 1699

# 39 Tuckers Meadow

Crediton

- Superbly presented four bedroom detached house
- Flowing accommodation, all refurbished within the last 7 years
- Beautiful kitchen with appliances, open-plan to dining area
- Fantastic gardens, heated plunge pool, double garage & masses of parking
- Lapsed full planning for a two storey extension
- Mains gas central heating & uPVC double glazing
- Popular family location
- Living room with wood-burning stove

This modern detached house is found in a popular area for families as it is within walking distance of Lansdown Primary School and Queen Elizabeth's secondary school & sixth form. It is also on the bus route (serving Exeter) with the town's High Street amenities within walking distance.



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The accommodation has been refurbished in the last 7 years and now offers superbly presented four bedroom accommodation, with a modern white bathroom suite (with shower & screen over the bath) serving the bedrooms. The ground floor flows nicely, with the living room enjoying a wood-burning stove with an opening to the spacious dining area which is then open plan to the beautiful kitchen. The kitchen includes a Samsung fridge freezer, dishwasher, oven, hob and extractor fan, plus LEDs in the kickboards and attractive spotlights. The cloakroom with WC makes up the ground floor. There is mains gas central heating and uPVC double glazing throughout.

A massive amount of work has been put into the outside, with a large brick paved parking area (9m x 8m) to the front plus the recently extended detached double garage (light & power), with new decked area behind and artificial grass to the side. To the rear the garden has been split into a number of different areas with lawns, decking and at the back of the garden a heated plunge pool! The trendy pump house includes the electric heating system.

PLANNING (Docs held in our office) – Full planning was obtained (now lapsed) for a two storey extension, this can be adapted but currently it adds two further bedrooms and a Jack & Jill shower room, plus a very large family room on the ground floor. In our opinion a master suite with full en-suite & dressing room upstairs would make it an amazing family home (STP).



Please see the floorplan for room sizes.

Council Tax: D (£2,379pa)

Utilities: Mains gas, electric, telephone & superfast enabled broadband (up to 76Mbps)

Drainage: Mains drainage

Heating: Mains gas central heating (boiler under 10 years old)

Listed: No

Tenure: Freehold

**DIRECTIONS :** From Crediton High Street proceed up the town, turning left at St Lawrence Green traffic lights, continue on this road along Westwood, turning right onto Tuckers Meadow, the house is the first property on the right.

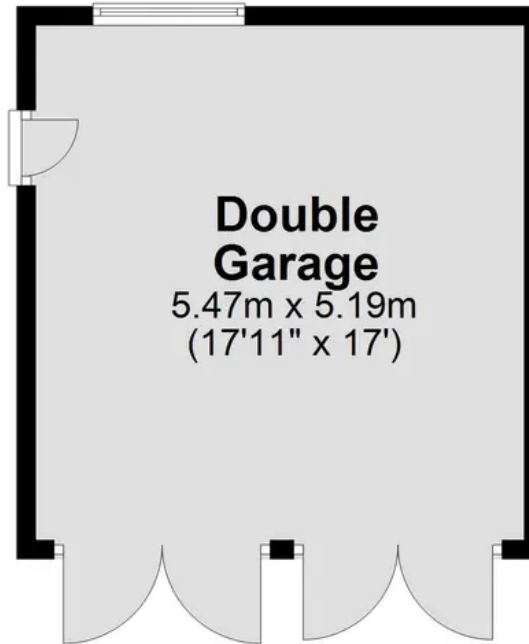
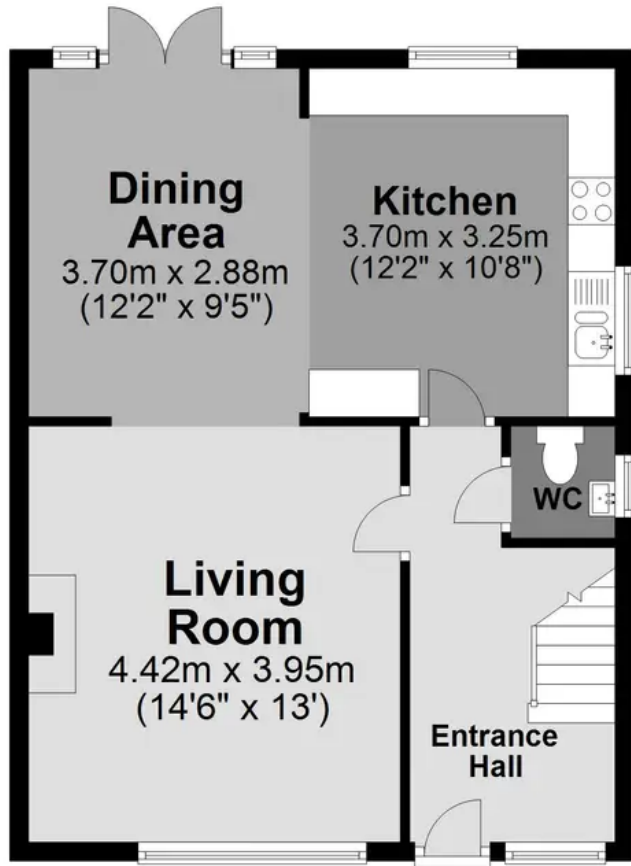
What3words: [///civil.middle.countries](https://www.what3words.com////civil.middle.countries)

**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) – with an Ofsted “outstanding” sixth form. 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.



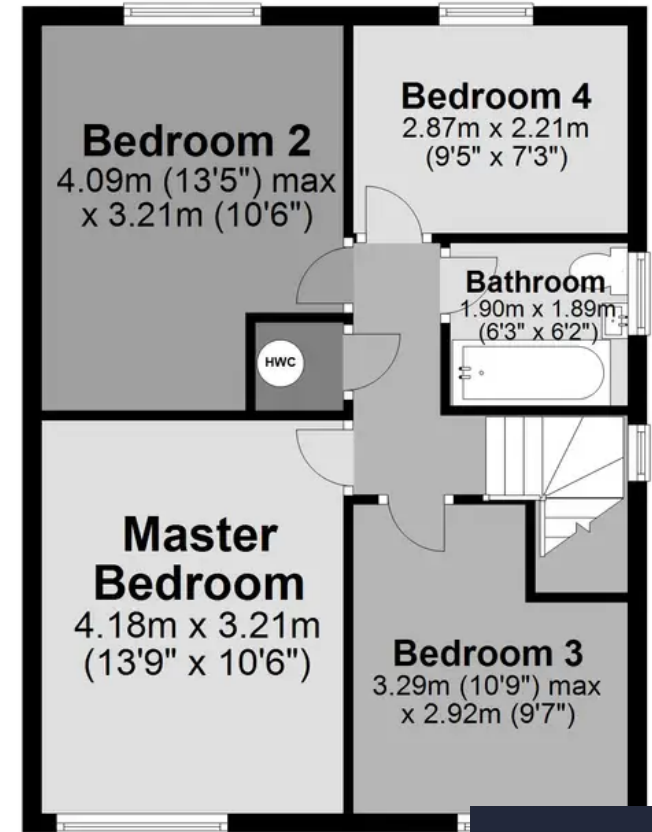
### Ground Floor

Approx. 51.2 sq. metres (551.2 sq. feet)



### First Floor

Approx. 52.4 sq. metres (563.8 sq. feet)



Total area: approx. 103.6 sq. metres (1115.1 sq. feet)



## Helmores

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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.