



49 Cromwells Meadow, Crediton, EX17 1JZ

Guide Price **£290,000**

49 Cromwells Meadow

Crediton

- Modern terrace house
- Tucked away cul-de-sac location
- 3 bedrooms with ensuite
- Kitchen/diner and conservatory
- Ground floor WC
- Level south facing gardens
- 2 parking space
- Fully boarded loft for hobby space

One of the town's most popular developments, Cromwells Meadow is towards the eastern edge of the town. A mix of properties, from smaller terraced houses to the larger detached ones, there's a house for all types of buyers. Built in the early 2000's in a small cul-de-sac at the bottom of the development, this is just one of five terraced properties (it's the middle one) with a south facing garden to the rear and off-road parking at the front. As expected, the house is well insulated and has both mains gas central heating and uPVC double glazing throughout. The decor inside and out is neutral and the house is ready to move into.

Internally, the house is spacious, slightly bigger than some of the comparable nearby 3 bedroom homes and more modern in its design and build. On the ground floor, a welcoming entrance hall (with ground floor WC) gives access to the living room overlooking the front.





There's a well fitted kitchen/dining room to the rear with double doors opening into the conservatory at the rear offering year round flexible space. On the first floor are three bedrooms with the principal room having its own ensuite shower room. There's a second double and the third bedroom, although a single, is bigger than average. A family bathroom completes the first floor. Worth a mention is the loft, which has been fully boarded and used as a hobby space with pull down ladder.

Outside, there are two parking spaces to the front (owned and marked) and to the rear is a level, south facing garden with room to sit out plus areas of lawn and some planted beds. There's a timber shed for storage too.

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: Band C – Mid Devon

Approx Age: 2001

Construction Notes: standard

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

Drainage: Mains

Heating: Mains gas

Listed: No

Conservation Area: No

Tenure: Freehold

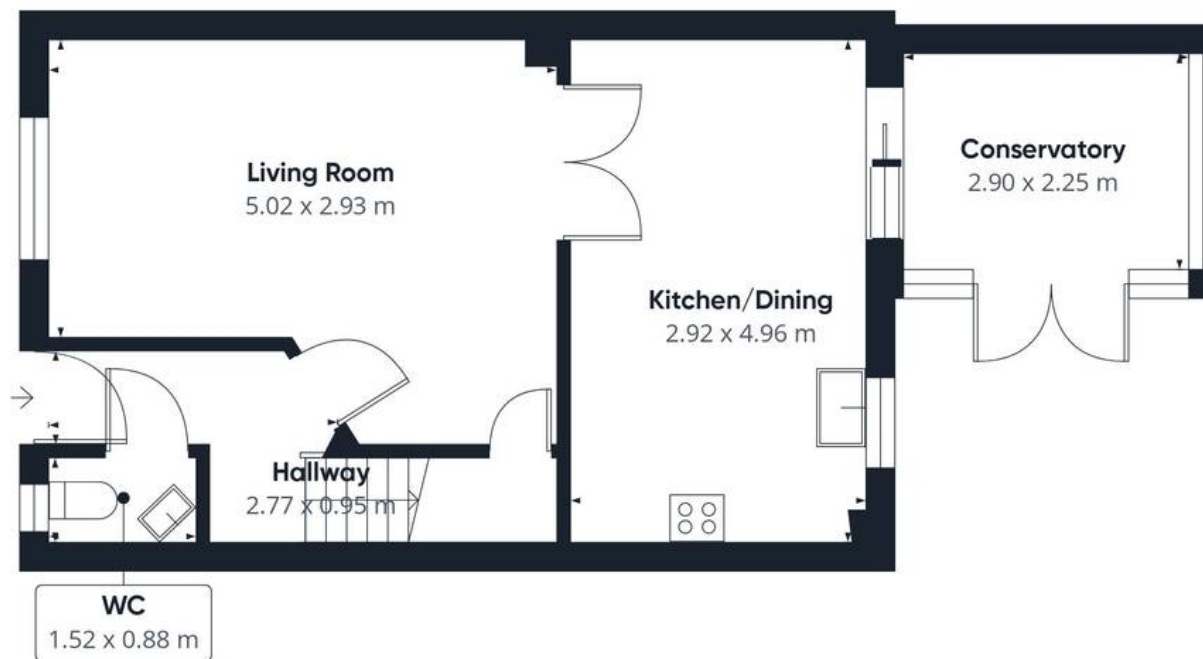


CREDITON is a vibrant market town with a bustling High Street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities 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 (909-1050AD). 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.

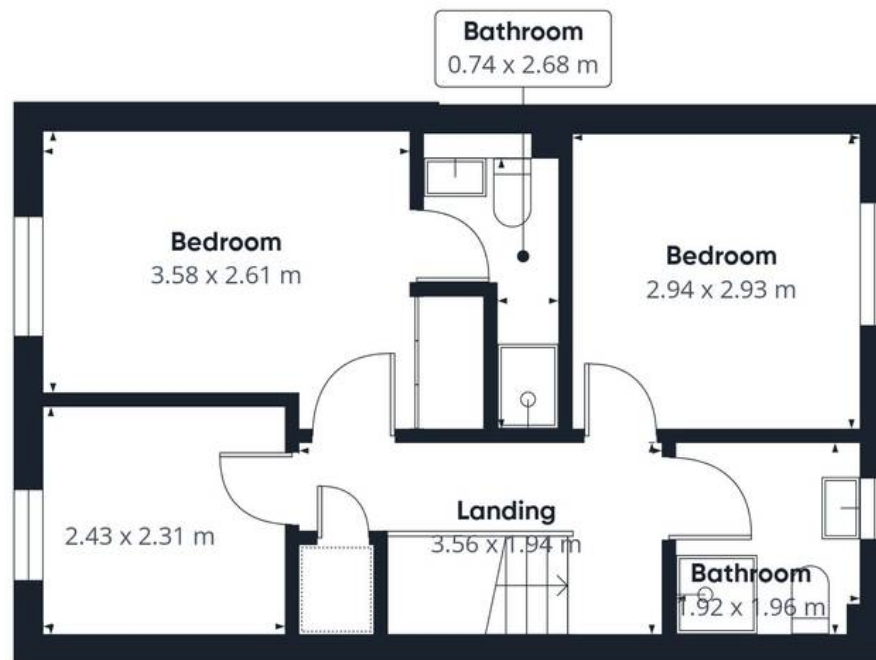
DIRECTIONS : For sat-nav use EX17 1JZ and the What3Words address is [///merit.frightens.swinging](https://www.what3words.com/merit.frightens.swinging) but if you want the traditional directions, please read on.

Head out of Crediton along Exhibition Road, passing the rugby club on your left. Go past the left turning into Lake View and take the next right into Cromwells Meadow. At the fork, bear right and down the hill. Towards the bottom of the hill, take the cul-de-sac on your right and the house is facing you.





Floor 0



Floor 1

Approximate total area⁽¹⁾
81.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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