



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

Guide Price **£295,000**

# 1 Meadow Gardens

## Crediton

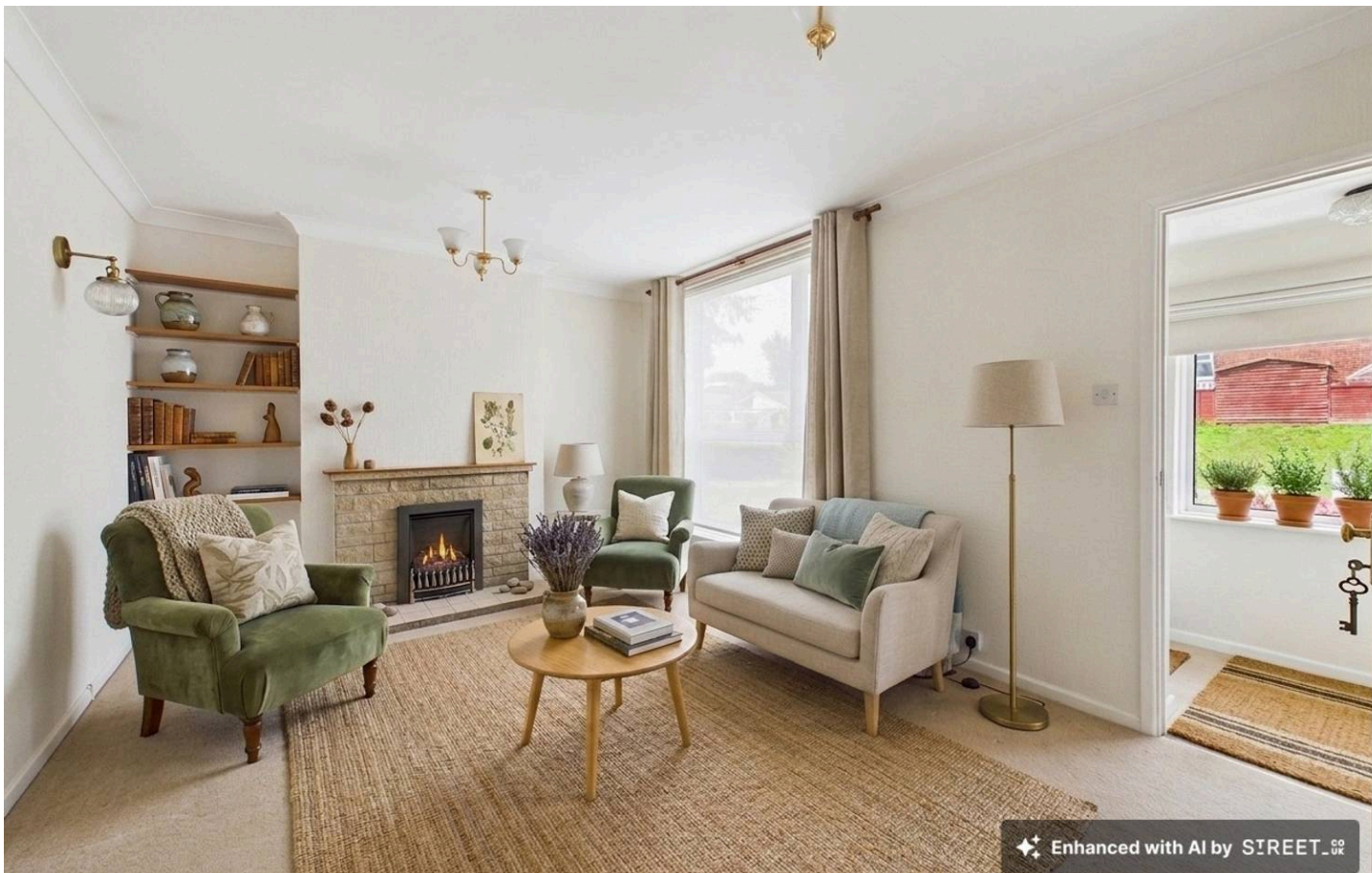
- Conveniently located home
- Semi-detached
- Spacious end plot with room to extend (STP)
- Garage & Parking
- 3 bedrooms (1 on ground floor)
- Ground floor bathroom & WC on 1st floor
- Pretty garden to rear
- Sunroom
- Modern kitchen
- No onward chain!

A semi-detached home set within a well-regarded cul-de-sac in Crediton, within easy walking distance of the town centre, supermarkets, leisure facilities, doctors' surgery and other everyday amenities.

The property offers bright and flexible accommodation arranged over two floors. The main sitting room enjoys a pleasant outlook to the front, while an inner hallway provides useful under-stairs storage. The kitchen has been fitted in a contemporary style with a good range of units and space for appliances, creating a practical and welcoming area for day-to-day use.

To the rear, a conservatory currently serves as a utility space and opens directly onto the garden. An additional ground floor room overlooks the rear garden and offers flexibility depending on requirements, working equally well as a study, guest room or third bedroom. The family bathroom is also positioned on the ground floor.





Upstairs are two bedrooms along with a separate cloakroom fitted with a WC and basin. Outside, the front of the property includes a driveway providing off-road parking and access to the single garage. The front garden has been designed for straightforward upkeep with decorative stone chippings.

The rear garden is enclosed and arranged with a mix of patio seating areas, hardstanding space and established planting, including mature shrubs and a Japanese maple tree. The layout offers both privacy and a number of usable areas for sitting out or entertaining.

Overall, this is a well-kept home with adaptable accommodation in a convenient and popular residential setting close to the centre of Crediton.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2026/27 - £2438.28

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

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold



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.

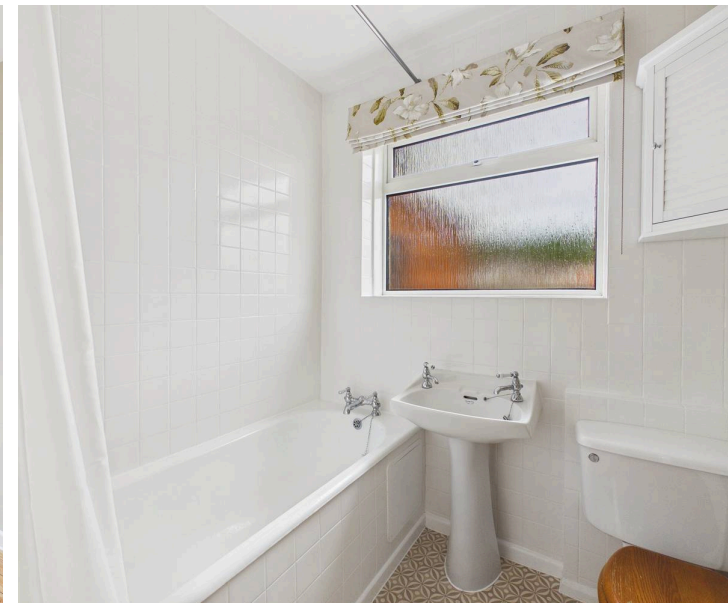
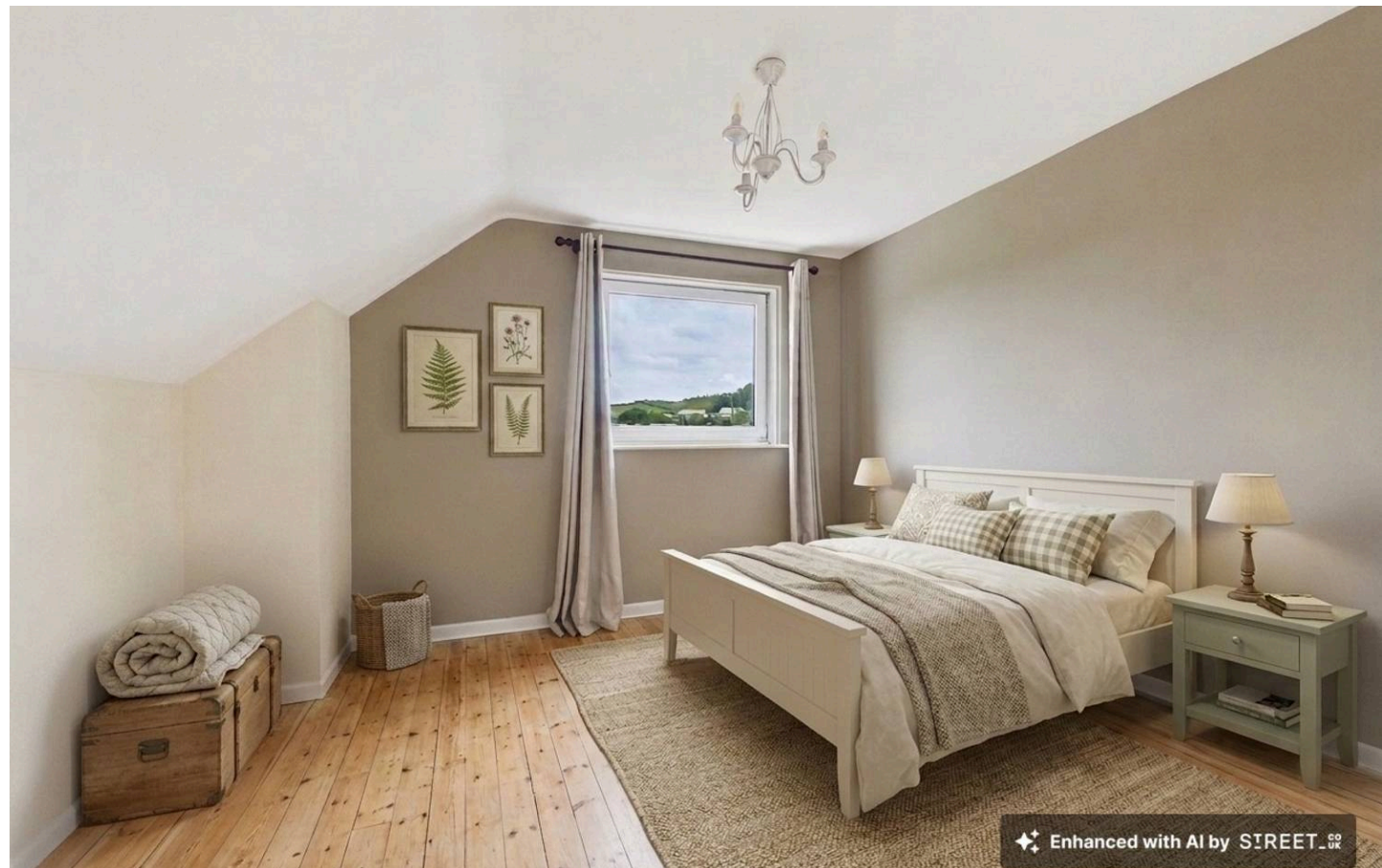
**Boundaries, Access & Parking:**

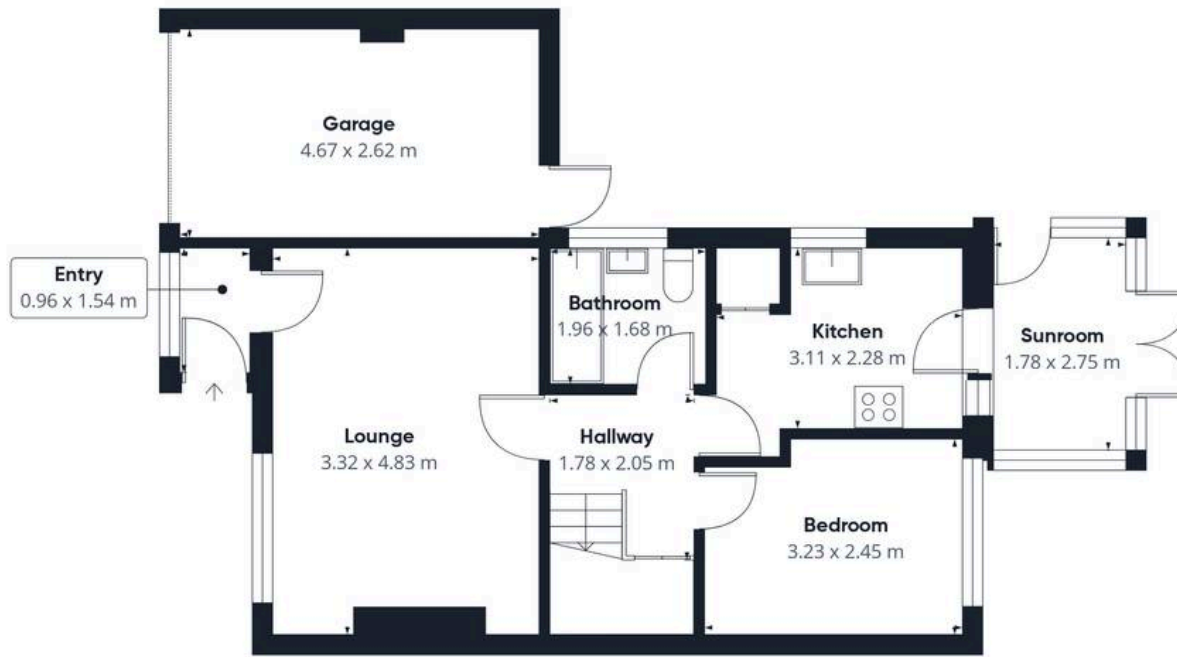
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

**Virtual Staging:**

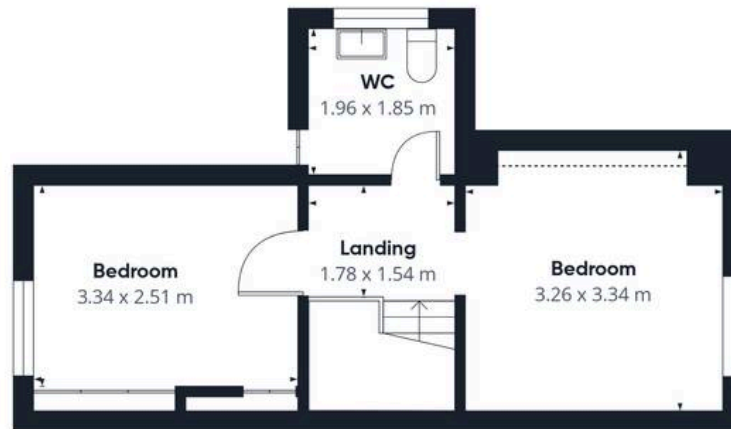
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

**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 Bishporic 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.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

84.6 m<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

GIRAFFE360



DIRECTIONS : From Crediton High Street take the A377 in an Easterly direction. After the Church take a left turn onto East Street and then another left turn onto Mill Street. Take the next left onto Blagdon Terrace and Meadow Gardens can be found along to the left, the property is the first on the left marked with a Helmores board.

For Sat Nav: EX17 1EJ

What3Words: ///wasps.tonal.honestly





## 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.