



19 Cromwells Meadow, Crediton, EX17 1JZ

Guide Price **£415,000**

19 Cromwells Meadow

Crediton

- Detached property
- Edge of town location
- Tucked away plot backing onto woodlands
- Large kitchen with separate dining room
- Spacious lounge with a sun room
- 4 Bedrooms
- Master bedroom with ensuite
- Double garage & plentiful parking
- Pretty garden to the rear

Tucked away in one of the most private positions on the popular Cromwell's Meadow development, this well-presented detached home enjoys a corner plot with no houses behind, backing onto a wooded area that creates a wonderfully peaceful setting. The open outlook to the front adds to the feeling of space, while the generous parking and established gardens make it a practical home both inside and out.

The entrance hall is spacious and welcoming, leading to a modern downstairs WC and the main living areas. The lounge is a bright and comfortable room centred around a wood-burning style gas fire, with patio doors opening into the conservatory. Overlooking the garden, this additional living space provides a lovely spot to relax throughout the year.





The kitchen is fitted with light cream units, marble-effect worktops, a double eye-level oven and a four-ring gas hob, with space for a dishwasher and fridge freezer. An archway leads through to the utility room, which offers further storage, a sink, space for a washing machine and houses the gas boiler. A separate dining room provides excellent flexibility and could equally be used as a playroom, snug or home office.

Upstairs, the main bedroom is a generous size and includes a full wall of fitted wardrobes along with an ensuite shower room featuring a vanity unit and a corner shower with twin shower heads. There are two further double bedrooms, one of which is currently arranged as a single room, together with a fourth bedroom that is fitted out as a home office with built-in cupboards. The family bathroom includes a bath with a shower attachment, while the landing provides access to an airing cupboard and a partially boarded loft with lighting and a fitted ladder.

Outside, the rear garden is a real highlight. Backing directly onto woodland, it's a private and peaceful space laid mainly to lawn with established shrubs, raised beds, a greenhouse and easy-to-maintain borders. To the front, the garden is enclosed by gates, making it secure for children and pets, while mature planting creates an attractive approach to the house.

The gated driveway provides secure parking for up to four vehicles and leads to a double garage with power, lighting and high ceilings, offering excellent storage or workshop potential. Behind the garage is a gated area of land, ideal for storing a small trailer, garden equipment or other outdoor items.



The property benefits from mains water, mains drainage and gas central heating. A particularly valuable feature is the sixteen solar panels, which are on a fixed, index-linked tariff with around eight years remaining. Alongside helping to reduce electricity and hot water costs, the system currently provides an additional income. Combining a private setting, flexible family accommodation and excellent energy benefits, this is a home that offers both immediate comfort and long-term value.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2026/27 - £3,352.64

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

Broadband within this postcode: Full fibre installed

Drainage: Mains drainage

Heating: Mains gas central heating & Solar

Construction: Standard

Listed: No

Conservation Area: No

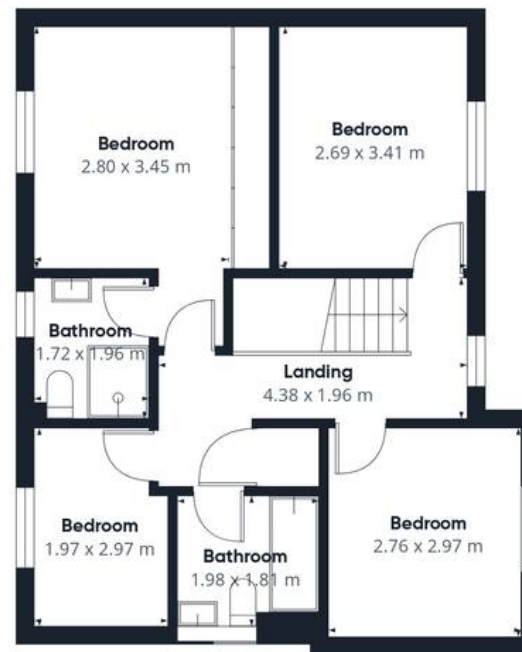
Tenure: Freehold

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.

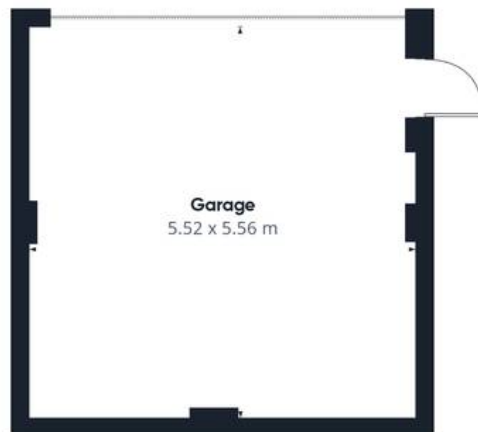




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
141.1 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.

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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.

DIRECTIONS : From Crediton High Street, head in an Easterly direction, after the Church take a left turn onto East Street then a left turn onto Mill St. Continue around and stay on Exhibition Road past the rugby club then take the 2nd left into Cromwells Meadow. Take a left turn and continue around, number 19 can be found along to the left marked with a Helmores board.

For Sat Nav: EX17 1JZ

What3Words: [///gathering.remit.dock](https://www.what3words.com/#!/gathering.remit.dock)





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.