



23 Meadow Gardens, Crediton, EX17 1EJ

Guide Price **£255,000**

23 Meadow Gardens

Crediton

- 2 bed semi-detached bungalow
- Off road parking and garage
- Good size enclosed garden
- Spacious living room
- Double glazing and gas central heating
- Quiet yet convenient location
- Level walk to shops and bus
- No onward chain

This semi-detached bungalow sits in a quiet cul-de-sac on a level plot, with shops and a bus route both within easy walking distance. It has a simple, practical layout and good outdoor space to the front and rear.

Inside, there are two double bedrooms, one with patio doors opening directly onto the south-facing rear garden. The lounge is a generous size, centred around a large picture window that brings in plenty of natural light. Gas central heating runs throughout the property.

Outside, the rear garden is fully enclosed and enjoys a sunny aspect, with space for seating and straightforward upkeep. There's also a garden to the front, along with a garage and off-road parking.

The property is available without an onward chain, making it well suited to buyers looking for a smooth and uncomplicated move.





Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2025/26 – £2,325.34

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

Broadband within this postcode: Ultrafast 2000Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Block

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.

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.

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 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 : If in Crediton High Street, proceed down past the church as if heading to Exeter and then turn left into East Street. At the end, turn left into Mill Street and pass Morrisons (on your left). Take the next left turn into Blagdon and then left again into Meadow Gardens. The property will be found around to the left marked with a Helmores board.

For Sat Nav: EX17 1EJ

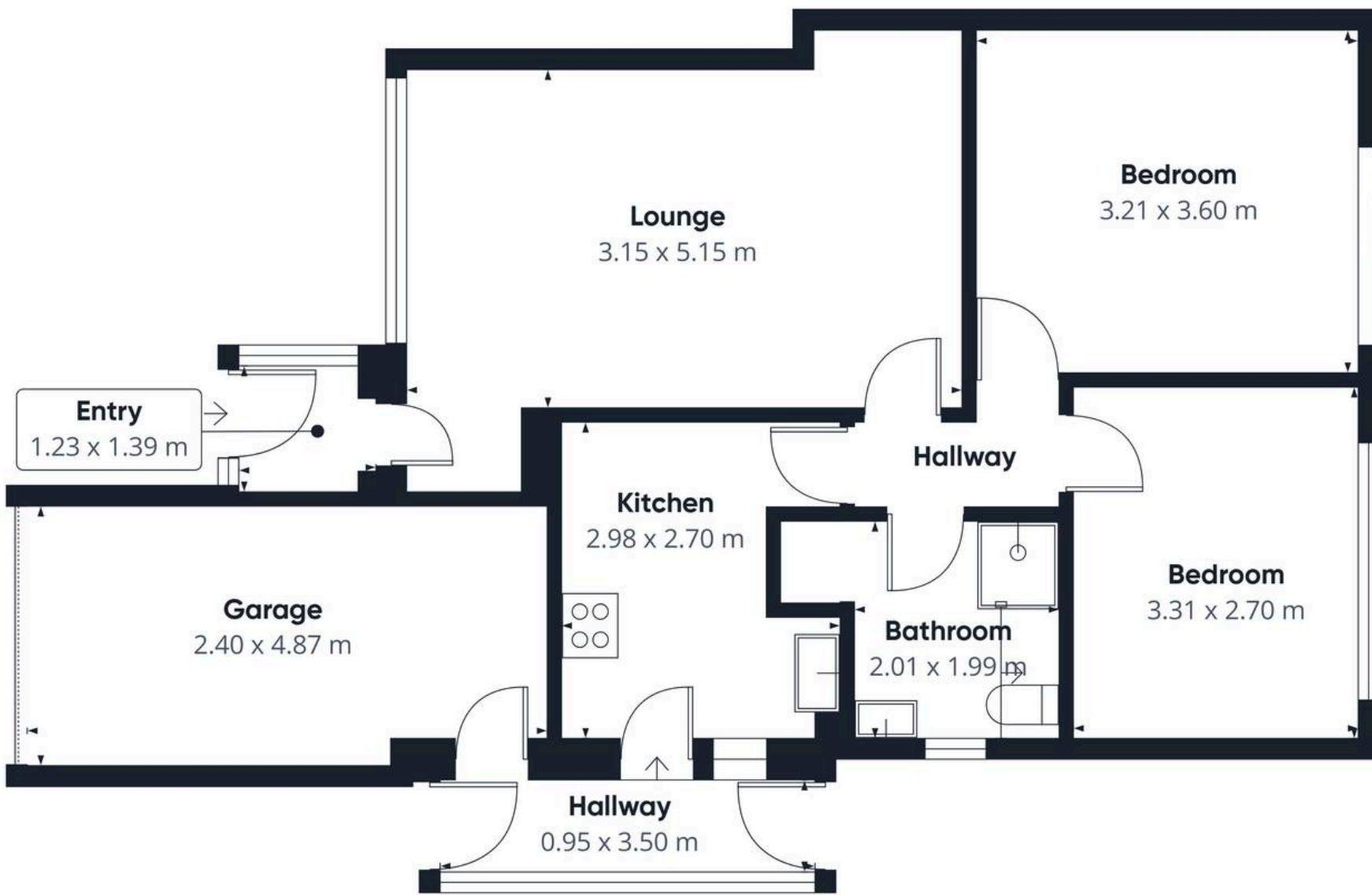
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Approximate total area⁽¹⁾
68.4 m²

(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





Helmores

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