



**26 Cromwells Meadow, Crediton, EX17 1JZ**

Guide Price **£400,000**

# 26 Cromwells Meadow

## Crediton

- Detached family home in tucked away position
- Small crescent of just three houses
- Four bedrooms and en-suite to the main bedroom
- Detached double garage and parking for 5-6 vehicles
- Large living room opening onto the garden
- Separate dining room with scope to open into the kitchen
- Utility room and ground floor WC
- Beautifully maintained gardens with entertaining space
- Views across rooftops to surrounding countryside
- No onward chain

One of Crediton's most popular residential developments, Cromwells Meadow continues to attract families looking for space, convenience and a strong community feel. Situated towards the eastern edge of the town, it offers easy access to schools, supermarkets, the leisure centre and countryside walks, making it a location that works exceptionally well for day-to-day family life.

This particular home occupies one of the most tucked away positions on the development, set within a small crescent of just three detached houses. It enjoys a real sense of privacy and benefits from lovely views across neighbouring rooftops towards the surrounding Mid Devon countryside.

The house has been extremely well cared for over the years and is offered to the market with no onward chain, allowing a new owner the opportunity to move at their own pace and make the most of everything it has to offer.





From the moment you step inside, there is a welcoming feel. The entrance hall features attractive parquet block flooring which continues through to the ground floor WC, adding character and warmth from the outset. The accommodation is both spacious and practical. The living room is a particularly impressive space, running from front to back and opening directly onto the rear garden, making it ideal for both family life and entertaining. The separate dining room (which works perfectly as it is) is adjacent to the kitchen so it presents an exciting opportunity for buyers who may wish to create a more open-plan kitchen and family space by incorporating them together, subject to any necessary consents or alterations. The kitchen itself offers ample storage and workspace, whilst the separate utility room provides valuable additional practicality, helping to keep everyday family life organised and uncluttered.

Upstairs are four good-sized bedrooms, including the principal bedroom with its own en-suite shower room. The remaining bedrooms are served by the family bathroom, making the layout ideal for growing families or those regularly hosting guests.

Outside, the property continues to impress. To the front, a generous driveway provides parking for five to six vehicles and leads to the detached double garage, something that is increasingly difficult to find and sure to appeal to many buyers. The rear garden has clearly been designed to be enjoyed. There are various seating and entertaining areas, lawns and well-stocked planted beds that provide colour and interest through much of the year. Beyond the pretty garden areas are useful storage and working spaces which are neatly screened from view, allowing the garden to remain both attractive and practical. The elevated position also allows for some lovely views beyond the neighbouring rooftops towards the surrounding countryside.



Overall, this is a fantastic family home offering the space buyers want today, combined with future potential, excellent parking, wonderful gardens and a tucked away position within one of Crediton's most sought-after development.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating and gas fire

Construction: Standard

Listed: No

Conservation Area: No

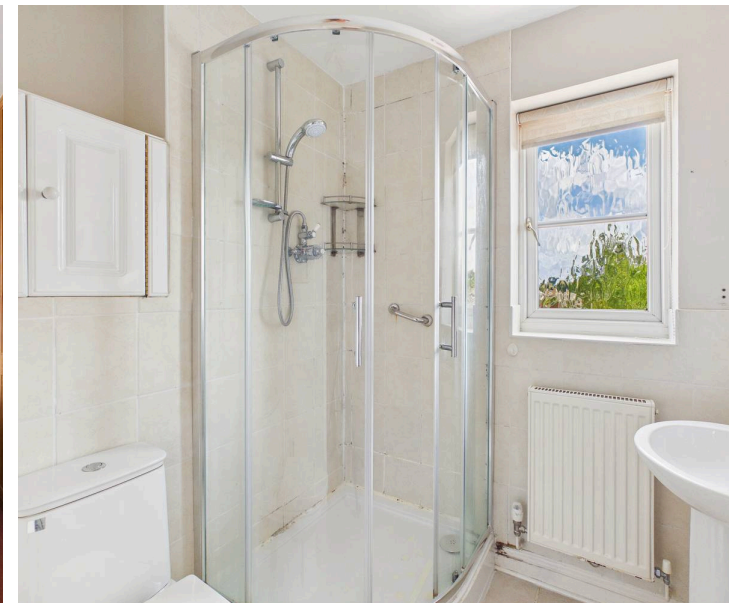
Tenure: Freehold

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.

#### Agents' Notes:

##### 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.



**Broadband & Mobile Coverage:**

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

**Digital Photo Enhancement/Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, 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.

**Chain Status / Vacant Property:**

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

**Executor's / Probate Sale:**

The property is being sold on behalf of an estate following a bereavement. The seller has limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.

**Probate Status:**

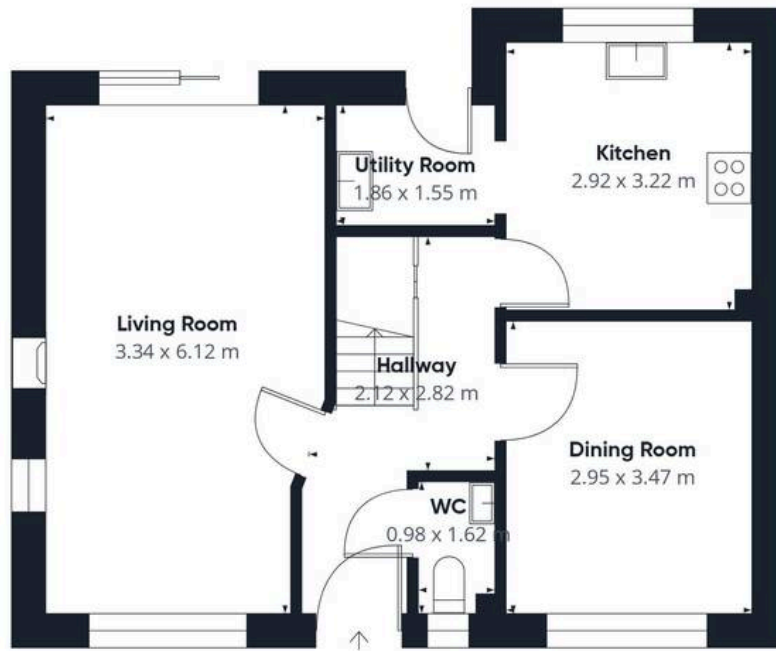
We're informed by the seller that probate has not yet been granted. As a result, exchange of contracts may not be possible until the grant of probate is received although this is expected shortly so shouldn't affect transaction times.

**DIRECTIONS**

Use EX17 1JZ or the what3words is [///succeed.watchdogs.sounds](https://www.what3words.com/succeed.watchdogs.sounds)

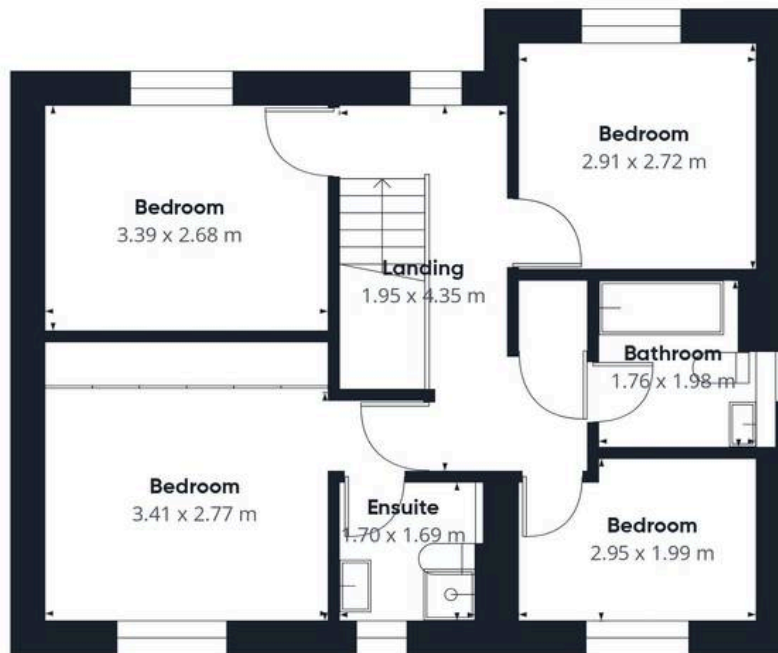
When entering Cromwells Meadow, bear right and down the hill, the house will be found in a small crescent on the left.





Floor 0

Approximate total area<sup>(1)</sup>  
100.7 m<sup>2</sup>



Floor 1



(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.

GIRAFFE 360



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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.