



19 Meadow Gardens, Crediton, EX17 1EJ

Guide Price **£270,000**

19 Meadow Gardens

Crediton

- Semi detached bungalow in popular Meadow Gardens cul-de-sac
- Level position close to Crediton town centre
- Light living room with modern Ashgrove kitchen
- Two bedrooms with well balanced layout
- Stylish wet room and updated interiors throughout
- Recently improved including new roof and new carpets
- Gas central heating and modern double glazing
- Neutral décor throughout, ready to move straight into
- Level front and rear gardens designed for easy upkeep
- Driveway parking for two and single garage

Set within the popular Meadow Gardens development, 19 Meadow Gardens is one of the more sought after positions locally, level, close to the town and easy to live in. With Crediton often built on rising ground, finding a bungalow like this that isn't up a hill and still within easy reach of the High Street can be a challenge.

This particular property has been improved in all the right areas and now presents as a comfortable, ready to move into home. Recent works include a new roof, updated flooring, a smart Ashgrove kitchen and a modern wet room, meaning there's very little left for a new owner to do. The neutral décor throughout adds to that "move straight in" feel.





The layout is straightforward and works well. An entrance porch leads through to the main living room, which is light and well proportioned. The kitchen offers good storage and a clean, modern finish, while the wet room has been well designed and finished. There are two bedrooms, making it a practical and manageable home for a range of buyers.

Outside, the plot is level and easy to manage. To the front, there's a neat garden and a driveway providing parking for two vehicles, leading to the single garage. The rear garden is a good size and has been designed to be low maintenance while still offering space to sit out and enjoy.

Overall, this is a well presented bungalow in a very practical location, offering easy living with all the key upgrades already taken care of, and with no onward chain to slow things down.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon

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

Broadband within this postcode: Superfast Enabled

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.

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 or via the Ofcom coverage checker.

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.

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.

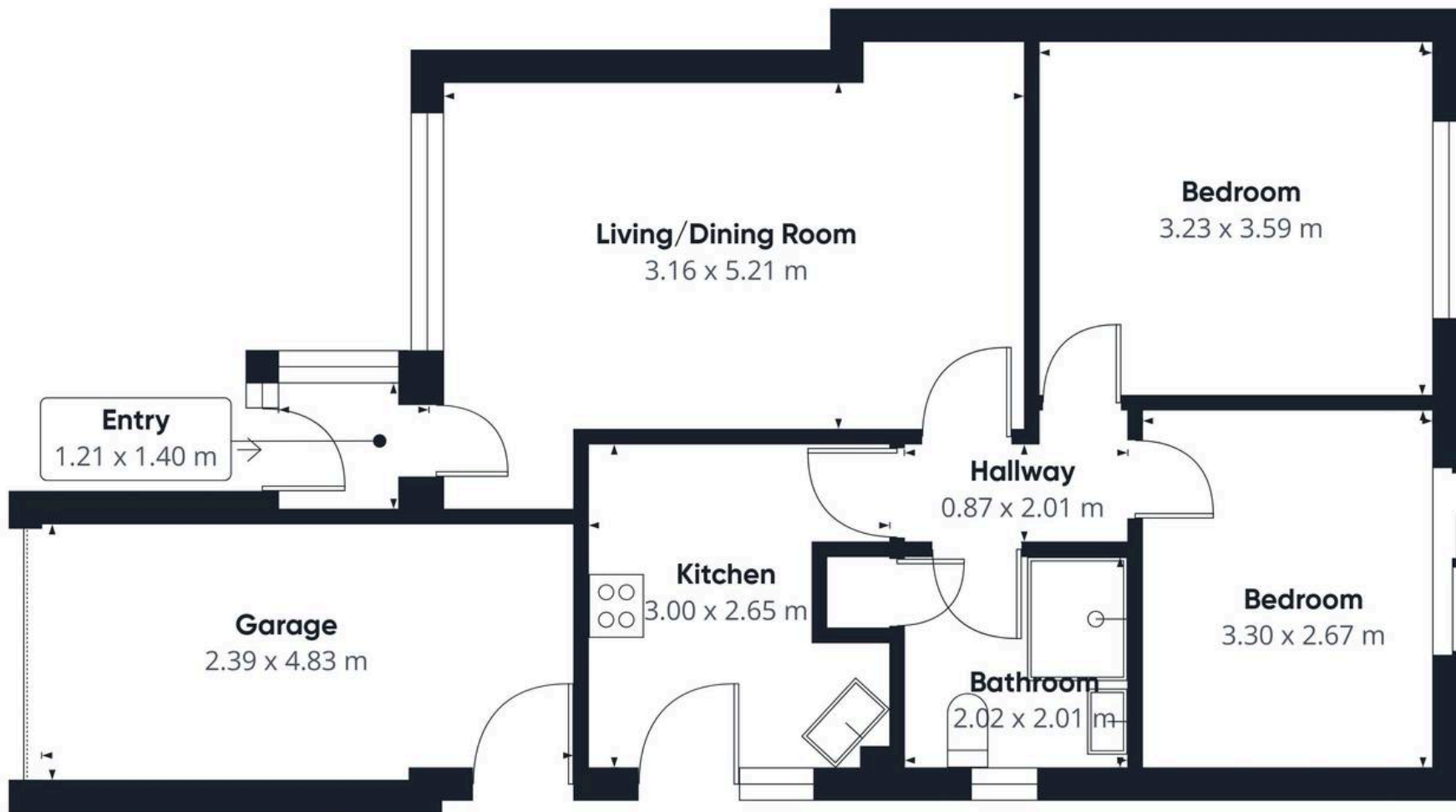


CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities 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 IEJ or the what3words is [///stables.mallets.grabs](https://www.what3words.com/#!/stables.mallets.grabs)

From the High Street, proceed down past the parish church, bearing left onto East Street at the fork. At the end, turn left into Mill Street and pass Morrisons on your left, taking the next left into Blagdon. Then first left again into Meadow Gardens and the property will be found on your left.





Approximate total area⁽¹⁾
65.7 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.

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.