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## 1 Meadow Gardens, Crediton, EX17 1EJ

**Guide Price £315,000**

A bright and inviting home located in a sought-after residential area of Crediton. Versatile accommodation offering 2 bedrooms on the first floor and a 3 bedroom/Study on the ground floor. Excellent off-street parking, single garage and a charming, enclosed garden.

**Winkworth**

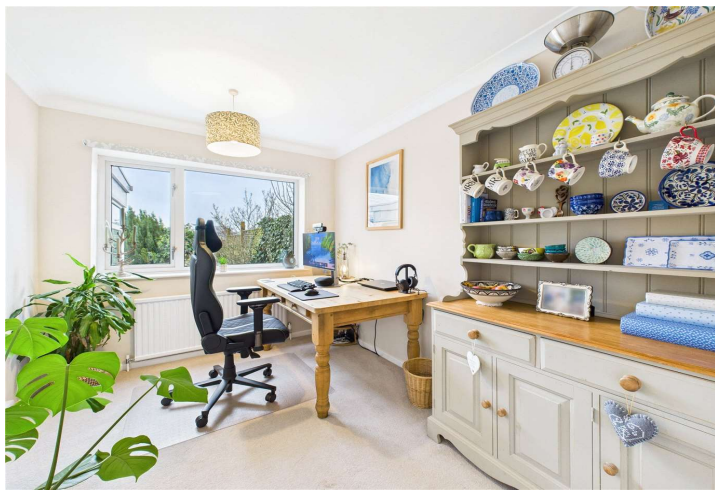
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Located in a highly sought-after cul-de-sac in Crediton, this beautifully presented semi-detached home offers bright, spacious and wonderfully versatile accommodation. Short walking distance to the town's amenities, the market square, doctors' surgery, dentist, gym and 3 super stores (Morrisons, Tesco and Lidl).

The ground floor features an inviting sitting room with a pleasant front-aspect outlook, an inner hall with understairs storage, and a well-appointed family bathroom. The stylish, contemporary kitchen is fitted with a range of units and provides ample space for appliances. From here, a small conservatory, currently utilised as a utility area, opens directly onto the rear garden.

A further ground floor room enjoys garden views and offers excellent versatility; ideal as a generous study or a comfortable third bedroom. Upstairs, two additional bedrooms are served by a convenient landing cloakroom with WC and basin.

Outside, the property continues to impress. To the front, a driveway provides off-street parking and leads to a single garage, complemented by a low-maintenance garden laid with decorative stone chippings. The rear garden is fully enclosed by perimeter fencing and features a useful hardstanding area, attractive patio areas, and a selection of established shrubs, mature trees including a Japanese Maple, perfect for both relaxation and entertaining, offering a degree of privacy.

**DIRECTIONS:** Using the What3Words App, search otherwise.quench.develop

**PLEASE NOTE:**

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.





## SUMMARY

- Sought after residential area
- Bright and spacious accommodation
- 2 bedrooms on the first floor
- Bedroom 3 / Study on the ground floor
- Drive with off street parking
- Single garage
- Enclosed rear garden

## PROPERTY INFORMATION:

COUNCIL TAX: Band C

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electric & Water

DRAINAGE: Mains Drainage

BROADBAND: High Speed Broadband Available

MOBILE SIGNAL: Excellent Coverage

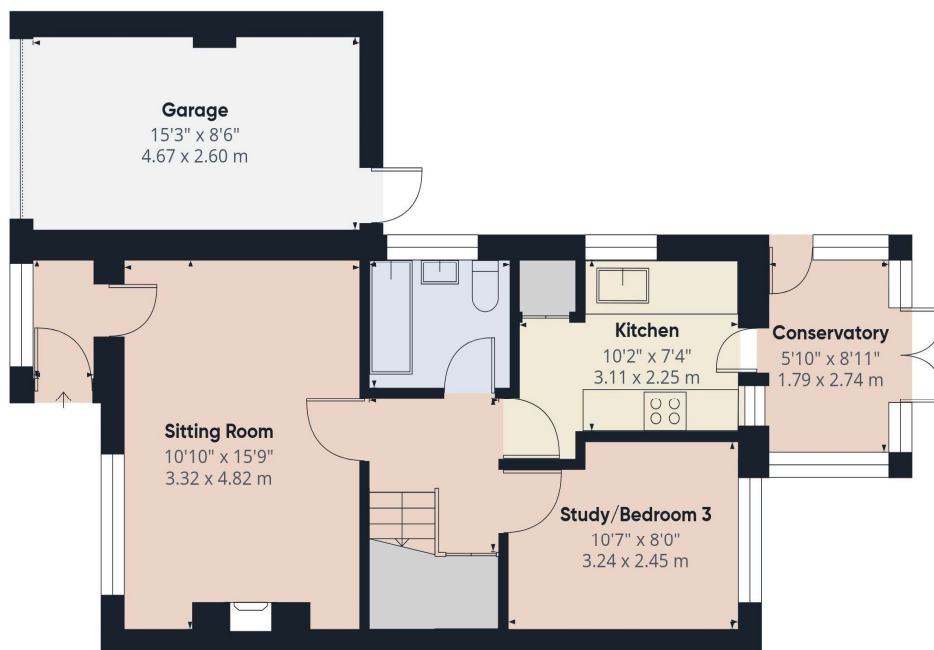
HEATING: Gas Central Heating

LISTED: No

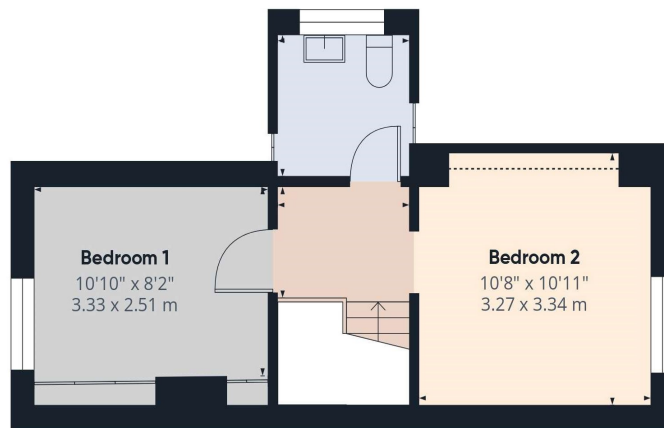
TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low



Ground



Floor 1



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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