



1 Meadow Gardens, Crediton, EX17 1EJ

Guide Price £300,000

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

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



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](https://what3words.com/otherwise.quench.develop)

PLEASE NOTE:

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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

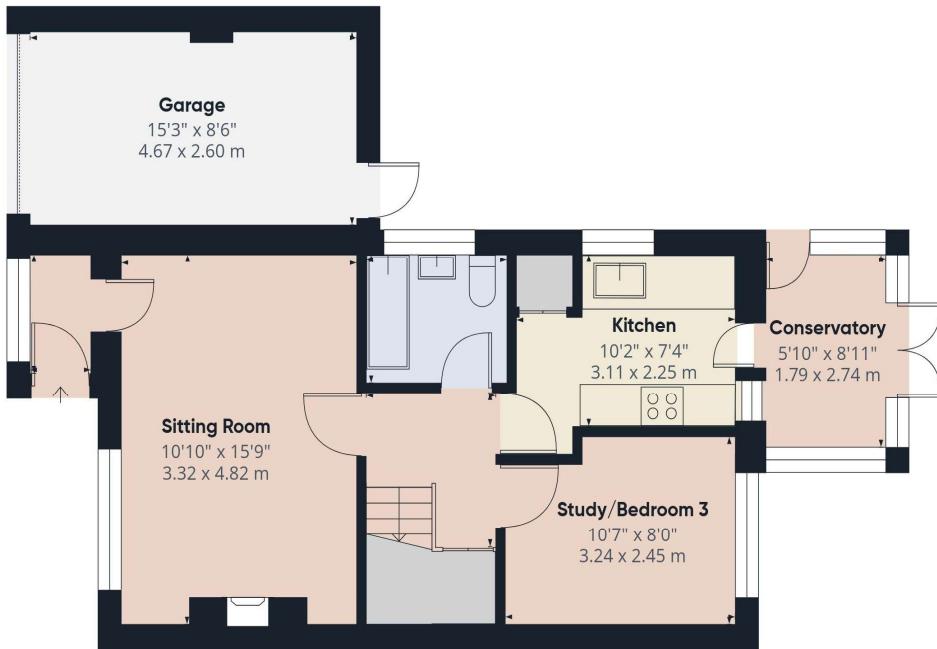
HEATING: Gas Central Heating

LISTED: No

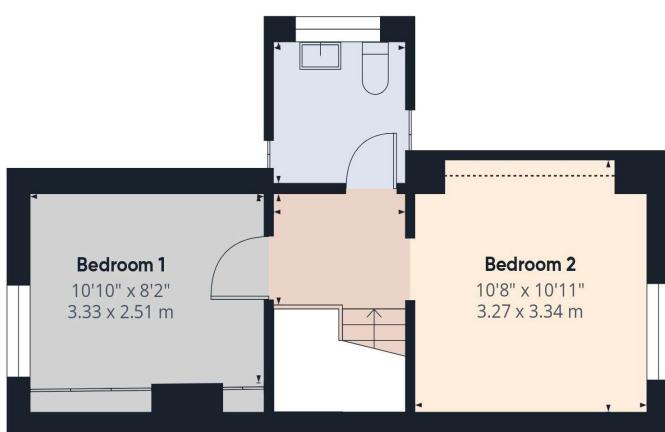
TENURE: Freehold

CONSERVATION AREA: No

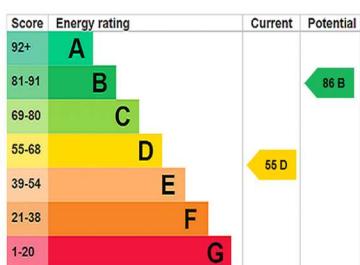
FLOOD RISK: Very Low



Ground



Floor 1



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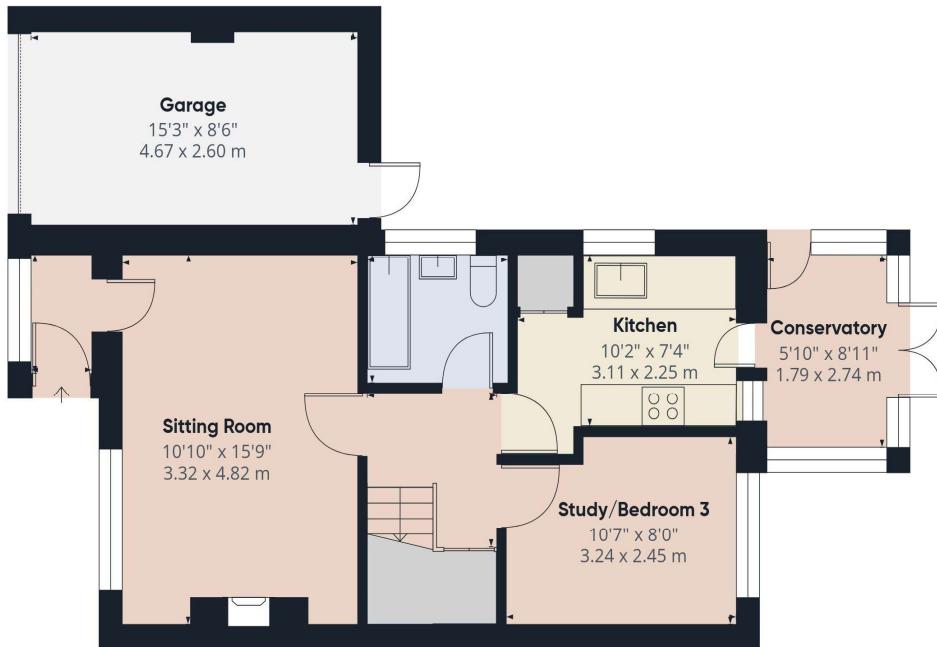
HEATING: Gas Central Heating

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	55 D	
39-54	E		
21-38	F		
1-20	G		

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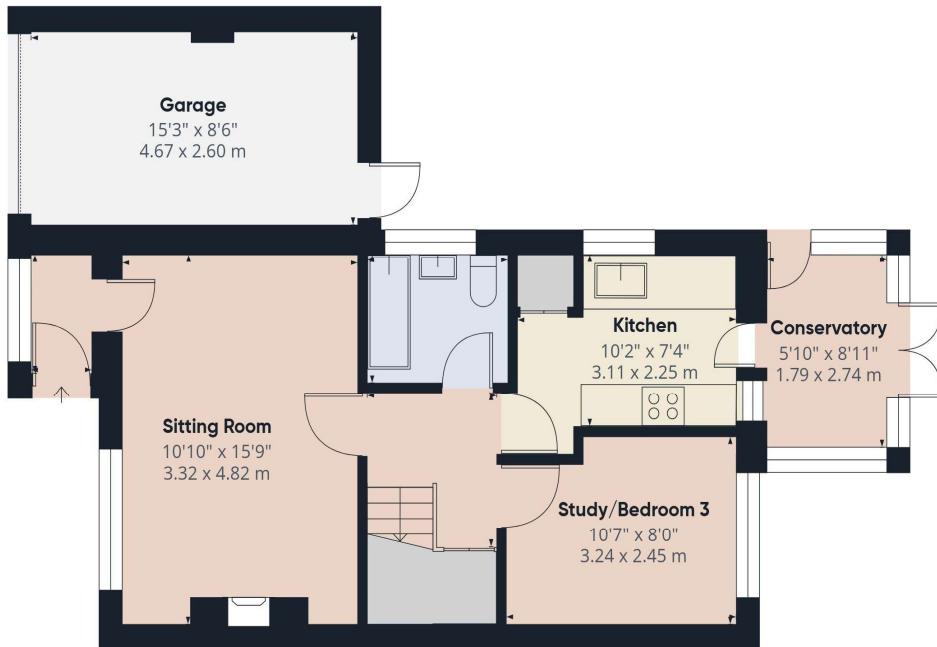
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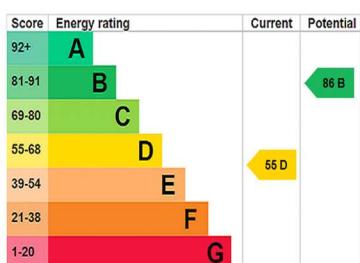
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