



- **A modern family house in town edge location**
- **Three double bedrooms with en-suite to master**
- **Living room, recent kitchen diner & study / playroom**
- **Family bathroom, downstairs cloakroom**
- **South-west facing garden**
- **Garage and parking**
- **Gas central heating - new boiler November 2020**
- **uPVC double glazing**

Guide Price £250,000



HELMORES
SINCE 1699

87 CROMWELLS MEADOW
Crediton EX17 1JZ



This modern family home is situated on the outskirts of the town of Crediton within a short walk of the leisure centre with its excellent facilities and open countryside, including the picturesque Shobrooke Lakes, yet is within easy reach of the town centre and all amenities and the link road towards Tesco and Exeter.

The property offers very well-presented and spacious accommodation benefitting from three double bedrooms on the first floor, including built-in wardrobes and a well fitted en-suite shower room to the master, and a white suite family bathroom.

The living spaces downstairs are open plan with a good size living room with archway through to a modern fitted kitchen / diner with doors out to the rear garden. There is a handy study / toy room downstairs as well as a cloakroom with WC. Many of the rooms are of an irregular shape giving a modern house, a character feel.

The property has uPVC double glazed windows and gas fired central heating via a November 2020 fitted boiler.

OUTSIDE

The house has the benefit of a sizeable South-West facing rear garden which is a real sun trap. The garden is level and laid with artificial grass, making it a fantastic area for children or just to enjoy with minimal maintenance. There is also a raised decked area, which provides open fronted storage space. A rear access gate leads to its GARAGE (the garage is to the right) with off road parking in front.

To the front, railings set the property back from the pavement. There is an outside light, outside tap and porch.

Please see the floorplan for room sizes.

Current Council Tax: D

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers' market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's) – with an Ofsted “outstanding” sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year's resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

DIRECTIONS Take the Tiverton road out of Crediton (Exhibition Road), passing the Rugby Club on your left and Bramble Lane on your right. Take the next right into Cromwells Meadow. No. 87 is the second house on the right.

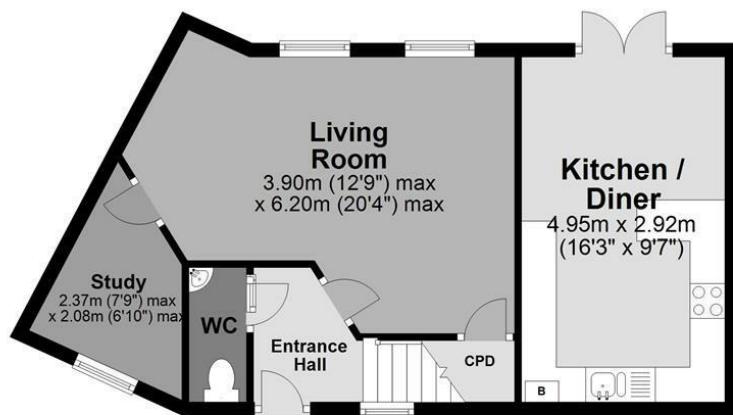
COVID-19 SAFETY POLICY

We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helmores.com/staysafe

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

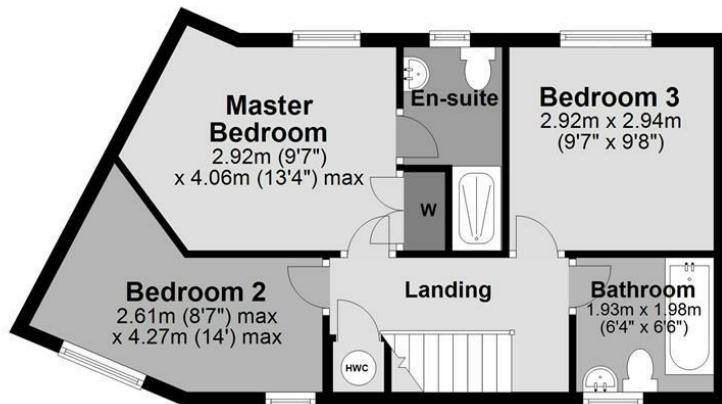
Ground Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 82.7 sq. metres (890.6 sq. feet)



111-112 High Street, Crediton
Devon, EX17 3LF
www.helmores.com



TO VIEW CALL 01363 777 999

property@helmores.com