



Long Meadows, CREDITON, EX17

£410,000 Offers Over

Property Description

Tucked away on the edge of town, just a couple of minutes from some beautiful countryside walks, is this superb detached property. It is accessed from the end of a cul-de-sac and set in large gardens with huge potential to improve, it's a one-off property that ticks a lot of boxes.

Originally, the property had four bedrooms but a few years ago, the decision was taken to knock the two ground floor bedrooms into one larger room. Served by the ground floor shower room, it's ideal for those wishing to have a spacious bungalow with plenty of living space and room for guests upstairs and allows a large dressing area. Equally it is suitable for a family too with the three double bedrooms and a second shower room on the first floor. The ground floor has a good sized living room which opens into the dining room and on into the conservatory. The kitchen is a good size too with a small utility room and door to outside.

Outside is where the property really comes into its own. With a large front lawn setting it back from the cul-de-sac, it feels private and the garage and parking provide ample storage space. A footpath leads down to the property and gates to either side give plenty of access to all sides. There is a large patio and concrete workshop which, with a couple of modifications, could make a superb home office or studio space within the garden. The rear garden is lawned with a raised pond and established trees. Beyond the line of sight is an arch in the hedge to a further area of garden, hidden from the main gardens and a really nice addition. There is a large greenhouse and garden store and this area would be suitable for a wide range of uses from vegetable plot, to kids garden, to even housing a garden building of some kind (subject to planning).

The property is being sold with no onward chain and we have the keys.



Please see the floorplan for room sizes.

Current Council Tax: D (Mid Devon 2022/23 £2251.96)

Utilities: Mains electric, water, gas, telephone and broadband.

Fastest broadband speed within this postcode: Up to 75Mbps (Rightmove)

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

Tenure: Freehold

DIRECTIONS: From Crediton High Street, proceed to the Town Square and continue along Parliament Street passing the library and Newcombes Meadow. At the junction continue onto the mini-roundabout and turn left onto Jockey Hill. Take an immediate right into Pounds Hill and at the top, take a left into Longmeadows and then right again into Golden Joy. Proceed to the end and the pathway to the property will be found behind the garages on the right.

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.

EPC Rating: D

Key Features

- ✓ Detached three bedroom town property
- ✓ Chalet bungalow - use one or both floors
- ✓ Large gardens close to the edge of town
- ✓ Tucked away, private position
- ✓ Shower room to each floor
- ✓ Living room, dining room and conservatory
- ✓ No chain











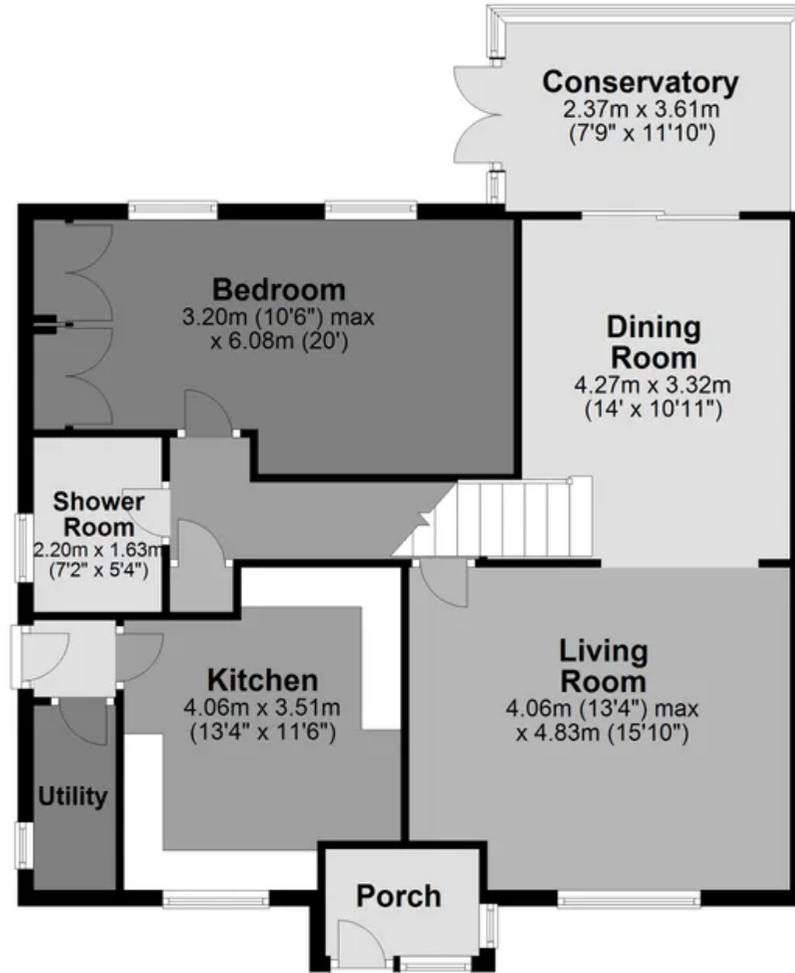




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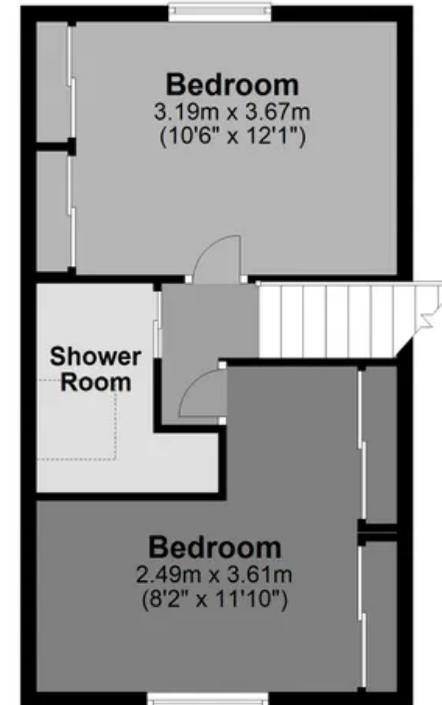
Ground Floor

Approx. 93.7 sq. metres (1008.7 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 134.5 sq. metres (1447.8 sq. feet)

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