



18 Tuckers Meadow, Crediton, EX17 3NT

Guide Price £295,000

Introducing this charming three-bedroom semi-detached family home, situated in the ever-popular residential area on the edge of Crediton and offered with no onward chain.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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



This well-appointed property offers a perfect balance of comfortable living spaces, modern amenities, and a delightful outdoor area – making it ideal for families and professionals alike.

As you step into the property, you are welcomed by a good-sized porch, providing a handy space to store shoes and coats. The ground floor comprises a spacious and light sitting room with a useful understairs storage cupboard and double doors that open into the well-appointed kitchen/dining room. The kitchen is well fitted with a range of base and wall units providing ample cupboard and drawer space and offers direct access to the sunroom and rear garden.

On the first floor, you'll find three well-proportioned bedrooms, all enjoying excellent natural light. The family bathroom serves the upstairs accommodation and offers a functional layout.

The sunroom opens out onto the good-sized, enclosed, level gardens mainly laid to lawn. The property also benefits from a long driveway leading to a garage situated in the rear garden, providing ample parking and storage. In addition, the home is equipped with

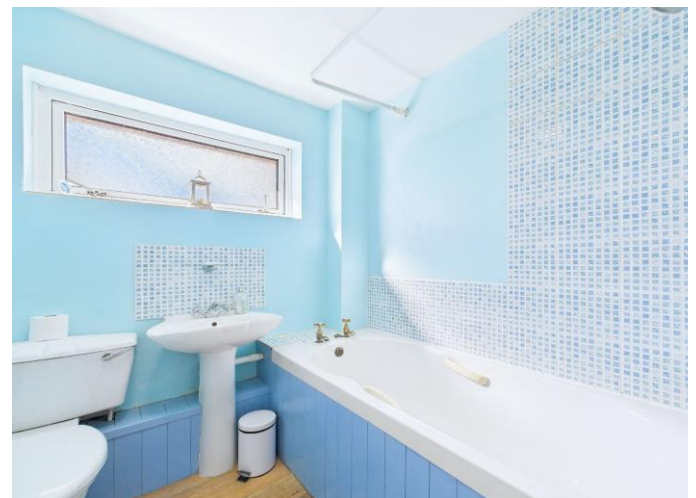
solar panels that are owned outright, offering energy efficiency and potential savings on utility bills.

Located in the popular Tuckers Meadow development, this property is within easy reach of Crediton's local amenities, including shops, cafes, schools, and excellent transport links to Exeter and beyond.

DIRECTIONS: Using the What3Words App, search [chaos.sparkles.lifetimes](https://www.what3words.com/)

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.

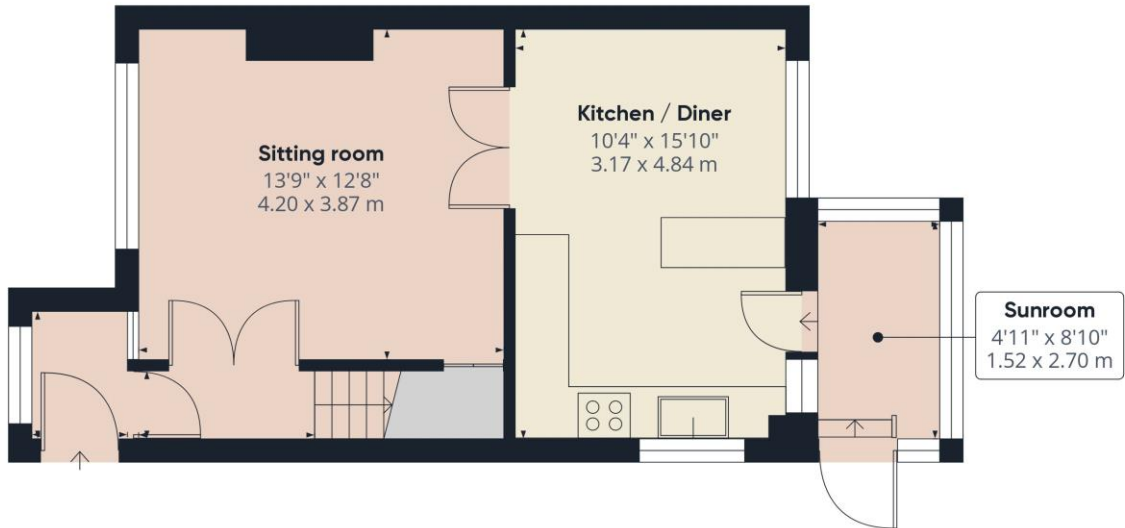


AT A GLANCE:

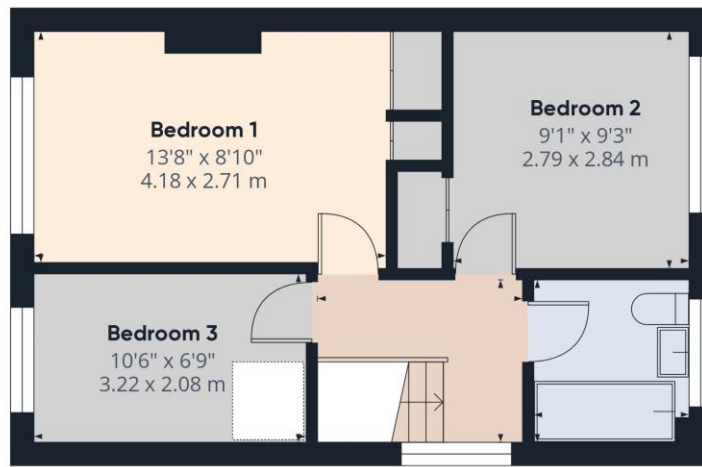
Spacious Semi-Detached Family Home
Three Bedrooms
Gas Central Heating
Light & Open Accommodation
Enclosed Level Gardens
Parking For Several Vehicles & Garage
Solar Panels
Popular Town Edge Location
Close To Amenities & Transport Links
No Onward Chain

PROPERTY INFORMATION:

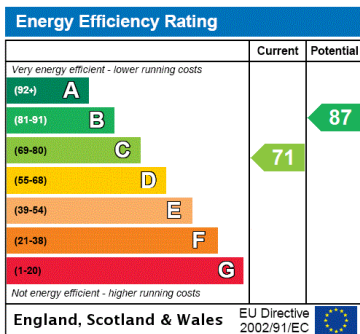
COUNCIL TAX: Band C
LOCAL AUTHORITY: Mid Devon
SERVICES: Mains Electric & Water
DRAINAGE: Mains Drainage
BROADBAND: Full Fibre Broadband Available
FTTP (Fibre to the Premises).
MOBILE SIGNAL: Very Limited Coverage
HEATING: Gas Central Heating
LISTED: No
TENURE: Freehold
CONSTRUCTION: Standard
CONSERVATION AREA: No
FLOOD RISK: Very Low



Ground



Floor 1



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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