



31 Cromwells Meadow, CREDITON, EX17 1JZ

Guide Price £420,000

A stunning four-bedroom detached family home situated in a peaceful cul-de-sac within one of Crediton's most sought-after residential areas.

Winkworth

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Perfectly designed for modern family living, this property is immaculately presented and boasts spacious, light-filled accommodation throughout.

On the ground floor, you'll find a large open-plan kitchen/dining room featuring beautifully fitted units, ideal for family meals and entertaining. The spacious living room benefits from sliding doors opening onto the enclosed rear garden, while a spacious entrance hall provides ample storage for shoes and coats. There is also a convenient downstairs cloakroom and a practical utility room located off the kitchen.

Upstairs, the landing leads to the master bedroom, which offers fitted storage and a recently modernised en-suite shower room. There are two further generous double bedrooms, a well-proportioned single bedroom, and a stylish family bathroom.

Outside, the property offers an attractive rear garden, with level lawns and large area of decking, ideal for outdoor seating. Additional benefits include ample driveway, parking and a double garage.

Cromwells Meadow is a highly desirable development of spacious family homes on the outskirts of Crediton. This location is ideal for families, with easy access to local dog walks, including the picturesque Shobrooke Park. Convenient amenities such as Morrisons Supermarket are close by, while the vibrant High Street is just a short drive away, offering a range of shops, cafes, and services.

NOTE: The title contains historic Rights & Restrictions. Please refer to agent for more details.

DIRECTIONS: Using the what3words app, search -

[///flatens.gladiator.rots](https://www.what3words.com/flatens-gladiator-rots)

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 Landmark to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



AT A GLANCE:

- Large Detached Family Home
- Four Bedrooms
- Gas Central Heating
- Presented In Excellent Order Throughout
- Lovely Town Edge Location
- Parking & Double Garage
- Spacious Enclosed Gardens
- Sought After Development

PROPERTY INFORMATION:

- COUNCIL TAX: Band E
- SERVICES: Mains Electric, Water & Drainage.
- BROADBAND: Superfast Broadband Available FTTC (Fibre To The Cabinet). Checked on Openreach.
- MOBILE SIGNAL: Coverage May Be Limited With Certain Providers
- HEATING: Gas Central Heating
- LISTED: No

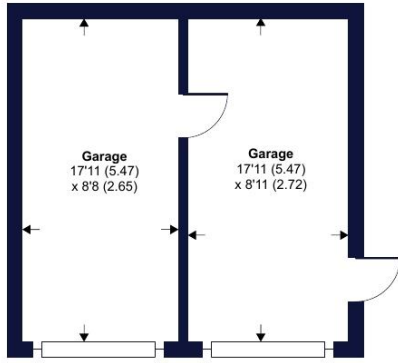
Cromwells Meadow, EX17

Approximate Area = 1188 sq ft / 110.4 sq m

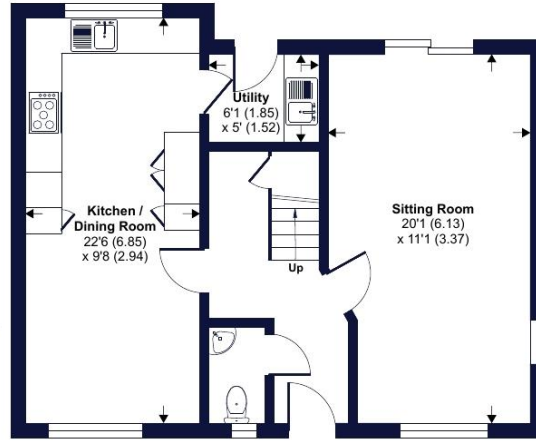
Garage = 325 sq ft / 30.2 sq m

Total = 1513 sq ft / 140.6 sq m

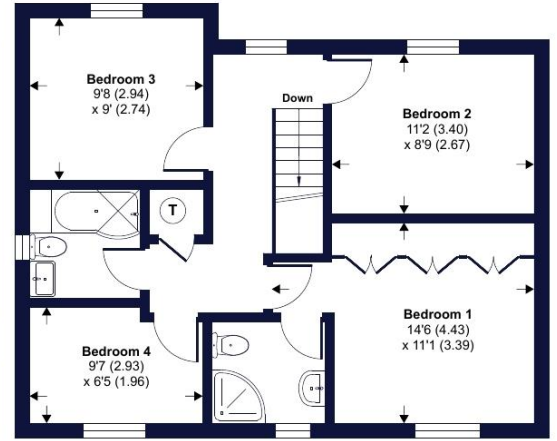
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Winkworth. REF: 1219801

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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