





4 Long Meadows, Crediton, EX17 1DU Guide Price £350,000

A charming and spacious three-bedroom bungalow located in a sought after location with fantastic views, gardens and parking.

Winkworth

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Exeter: 01392 271177 exeter@winkworth.co.uk

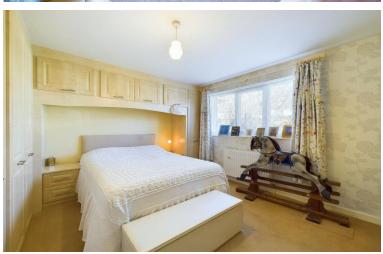
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Tiverton: 01884 675 675 tiverton@winkworth.co.uk









looking to downsize.

This beautifully laid-out home is ideal for families, couples, or those Crediton's vibrant community and scenic surroundings make it an excellent place to call home.

The property features a generous and inviting sitting room, a well- DIRECTIONS: appointed and practical kitchen, and a delightful sun room offering launcher.echo.throwaway a perfect space to unwind. The decked terrace serves as an ideal spot for al fresco dining, or simply enjoying the fantastic far reaching views. The bungalow includes three well-proportioned $\,$ PLEASE NOTE: bedrooms and a well-fitted family bathroom with modern fixtures.

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terrace offers an ideal outdoor space for entertaining friends and also benefits from solar panels that are owned outright, providing for each verification undertaken. energy efficiency and reduced utility costs.

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is The property boasts large, well maintained gardens. The decked successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds family. To the front, a driveway provides parking for several (Information on the Payer) Regulations 2017. To satisfy our obligations vehicles, and there is a garage equipped with lighting and power, we use an external company to undertake automated ID verification, offering excellent storage or workshop potential. The bungalow AML compliance and source of funds checks. A charge of £25 is levied

Situated in the sought-after area of Crediton, Long Meadows offers easy access to local amenities, schools, and transport links.







AT A GLANCE:

Semi-Detached Bungalow

Three Bedrooms

Gas Central Heating

Presented In Good Order

Sun Room With Views Across The Town

Generous Enclosed Gardens

Driveway With Ample Parking & Garage

Sought After Location

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: Good Coverage With Most Providers

HEATING: Gas Central Heating

LISTED: No

TENURE: Freehold

 ${\tt CONSTRUCTION: Standard}$

CONSERVATION AREA: No

FLOOD RISK: Very Low



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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