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## 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**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
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Tiverton: 01884 675 675  
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This beautifully laid-out home is ideal for families, couples, or those looking to downsize.

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-appointed and practical kitchen, and a delightful sun room offering 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 bedrooms and a well-fitted family bathroom with modern fixtures.

DIRECTIONS: Using the What3Words App, search [launcher.echo.throwaway](https://www.what3words.com/launcher.echo.throwaway)

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.

The property boasts large, well maintained gardens. The decked terrace offers an ideal outdoor space for entertaining friends and family. To the front, a driveway provides parking for several vehicles, and there is a garage equipped with lighting and power, offering excellent storage or workshop potential. The bungalow also benefits from solar panels that are owned outright, providing energy efficiency and reduced utility costs.

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
- 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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