



18 Jocelyn Mead, Crediton EX17 2EN

Guide Price **£650,000**

18 Jocelyn Mead

Crediton

- Tucked away at the end of a sought-after cul-de-sac
- Private south-facing gardens with elevated views
- Four genuine double bedrooms and three bathrooms
- Principal suite with dressing room and en-suite
- Spacious garden room and three reception areas
- Study, utility room and ground floor WC
- Detached double garage and gated parking for four cars
- Woodland walk to the town centre in around five minutes
- Beautifully presented throughout
- Highly regarded family location

Towards the edge of Crediton, Jocelyn Mead has long been regarded as one of the town's most desirable residential addresses. Larger detached homes, generous plots and mature surroundings give the development a very different feel from many newer estates. Number 18 occupies one of the very best positions, tucked away at the end of the cul-de-sac where it enjoys a surprising degree of privacy, south-facing gardens and elevated views across the surrounding trees and countryside beyond.





Although peaceful, it's remarkably convenient. A delightful woodland footpath cuts through to the town, meaning the High Street, schools, supermarkets, leisure centre and railway station can all be reached in around five minutes on foot. It really does offer the best of both worlds, a quiet setting to come home to, yet everything Crediton has to offer is close at hand.

The house itself has recently been refreshed and beautifully presented, allowing a new owner to move straight in whilst still leaving scope to personalise over time if desired. The accommodation is generous, flexible and designed with family life in mind.

A welcoming entrance hall leads through to the impressive living room, where a bay window fills the space with natural light and double doors open into the large conservatory/games room. Heated for year-round use, this is far more than your usual conservatory. It becomes a superb additional reception room, overlooking the south-facing garden and creating a seamless connection between the kitchen, living room and garden, whether entertaining family and friends or simply enjoying a quiet afternoon.



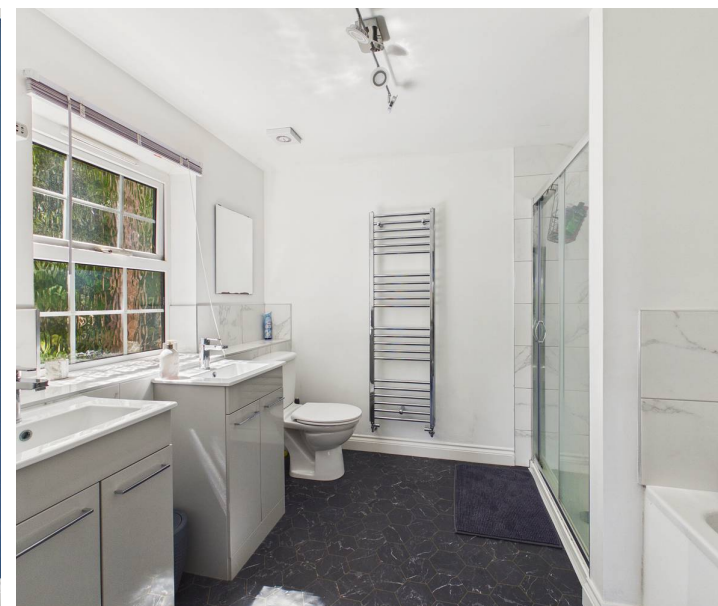
The separate dining room provides the perfect setting for more formal occasions, whilst the study offers an ideal work-from-home office, hobby room or children's playroom. The kitchen/breakfast room is spacious and practical, with ample storage and worktop space, and is complemented by a separate utility room and ground floor cloakroom.

Upstairs, the bedroom arrangement is particularly impressive. All four bedrooms are genuine doubles, something increasingly difficult to find. The principal suite enjoys its own dressing room and generous en-suite bathroom, whilst bedroom two also benefits from its own en-suite, making it ideal for older children, guests or multi-generational living. The remaining two double bedrooms are served by a well-appointed family bathroom, meaning the house offers three bathrooms in total, an excellent arrangement for busy family life.

Outside, the south-facing rear garden has matured beautifully over the years and offers a wonderful degree of privacy, enclosed by established trees and planting. A combination of lawn, patio and well-stocked borders creates an attractive setting for relaxing, gardening or entertaining throughout the warmer months.

To the front, a gated driveway provides off-road parking for up to four vehicles and leads to the detached double garage, offering excellent storage, workshop potential or secure parking. The combination of extensive parking, a double garage and private gardens is becoming increasingly difficult to find, particularly within such easy walking distance of the town centre. For those who don't know, a short woodland walk links from the house to Alexandra Road meaning the town on foot is nearby.

Beautifully maintained and occupying one of the very best plots on the development, this is a substantial family home offering space, flexibility and a wonderful setting. Properties combining four genuine double bedrooms, three bathrooms, generous reception space, a double garage and such a private position rarely become available in this part of the town.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

257.3 m²

Reduced headroom

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Please see the floorplan for room sizes.

Current Council Tax: Band F - Mid Devon

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating (underfloor and radiators) Solar PV

Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

DIRECTIONS

Use EX17 2EN or the what3words is
///trek.dares.resurgent

If in Crediton High Street, turn into Searle Street and proceed to the top. Turn left onto Peoples Park Road and take the second right into Southfield Drive. Go through the bends and take the next right into Jocelyn Mead and follow to the very end and the house will be ahead of you.





Helmores

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