



Okelands, Alexandra Road, Crediton, EX17 2DH

Guide Price **£500,000**

Okelands

Alexandra Road, Crediton

- Detached home in one of Crediton's most sought-after roads
- Flexible accommodation arranged over two floors
- Four double bedrooms with bedrooms & bathrooms on both floors
- Generous living space with dining area & south-facing sunroom
- Kitchen with separate utility room & walk-in larder
- Wonderful south-facing garden with town & countryside views
- Generous plot with ample off-road parking
- Garage with electric roller door
- Gas central heating & uPVC double glazing
- No onward chain & excellent potential to update and personalise

Alexandra Road has long been one of Crediton's most desirable residential addresses, combining generous individual homes and established plots with an incredibly convenient position in the town. Okelands sits within a particularly good-sized plot with plenty of parking to the front and a lovely south-facing garden behind, enjoying views across the rooftops towards the surrounding Devon countryside. Despite the elevated setting, the town is very accessible on foot, with a pathway from the bottom of nearby Okefield Road leading through People's Park and onwards to the High Street. The house itself offers something increasingly difficult to find: plenty of space, a good plot and a flexible layout that already has the fundamentals in place.





The décor is a little dated in places, but that simply leaves the next owner with the opportunity to put their own stamp on a substantial detached home in a location worthy of the investment.

Inside, the room sizes are generous and the layout could work equally well for a family or someone looking for bungalow-style living without giving up the additional space upstairs. The main living space is particularly sociable, with distinct areas for relaxing and dining before flowing into a south-facing sunroom overlooking and opening onto the garden. The kitchen is complemented by a separate utility room and walk-in larder, while good built-in storage throughout is another of those practical details that makes everyday life easier. A double bedroom and bathroom on the ground floor give genuine flexibility for guests, multi-generational living or those wanting to keep their principal accommodation on one level. Upstairs are three further double bedrooms, a bathroom and separate WC, together with useful eaves storage. Mains gas central heating and uPVC double glazing are already in place, so whilst many buyers will want to modernise the finishes over time, this is far from being a house that needs starting again.



Outside is another major part of the appeal. There's a substantial amount of off-road parking, making Okelands particularly well suited to a family with several vehicles, a motorhome or simply anyone who values having space around them, alongside a garage with electric roller door. The majority of the garden lies to the south of the house, where its sunny aspect and elevated position can really be appreciated. Predominantly lawned with established borders, mature plants, shrubs and trees, there's plenty of room for children, gardening, entertaining or simply sitting out and enjoying the outlook across the town and countryside beyond.

Offered with no onward chain, Okelands is a chance to take a sizeable and very comfortable detached home in one of Crediton's best-established locations and gradually turn it into something really special.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

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.

Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.





Floor 0



Floor 1

Approximate total area⁽¹⁾

223.3 m²

Reduced headroom

14.9 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





Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Executor's / Probate Sale:

The property is being sold on behalf of an estate following a bereavement. The sellers may have limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.

DIRECTIONS : Use EX17 2DH and the what3words is ///await.ownership.extremely

On foot walk up Searle Street from the High Street, cut across Peoples Park through the lane onto Okefield Road, head straight up the hill and the property will be found at the top on the left. When driving, turn off the High Street into Searle Street, at the top turn left along Peoples Park, next right onto Alexandra Road and then the property will be found on the right just before the second right turn into Okefield Road.





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.