



4 Jocelyn Mead, Crediton, EX17 2EN

Guide Price **£500,000**

4 Jocelyn Mead

Crediton

- Four-bedroom detached family home
- Quiet no-through road within easy walking distance of Crediton town centre
- Superb open-plan kitchen, dining and family space
- Striking vaulted ceiling creating impressive entertaining space
- Doors opening directly onto the garden for seamless indoor-outdoor living
- Extended family home offering generous and versatile accommodation
- Well-presented throughout with modern open-plan living
- Beautifully landscaped south-facing garden
- Decked terrace with BBQ lodge and hot tub – ideal for entertaining
- Driveway parking and double garage

Set within a quiet no-through road in one of Crediton's elevated and established residential areas, this extended detached home offers generous and flexible family accommodation alongside a superb south-facing garden designed for both relaxing and entertaining. The town centre is within walking distance, giving easy access to shops, supermarkets, sports facilities, schools and the railway station on the Tarka Line.



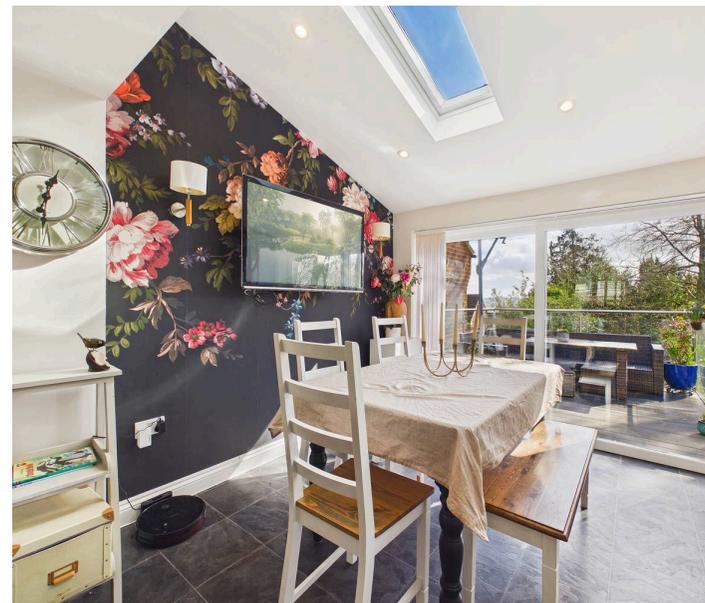


The house has been thoughtfully enlarged to create a layout that works particularly well for modern family life. At the heart of the home is a large open plan kitchen, dining and family space to the rear, with a partly vaulted ceiling and roof windows bringing in plenty of natural light. Wide sliding doors open directly onto the south facing garden terrace, creating a natural connection between the inside and outside spaces. The kitchen is fitted in a classic shaker style with good storage and worktop space, complemented by a log burner that adds warmth and character to the room. Alongside the main living area there is a separate living room with feature fireplace, providing a quieter place to relax, while an additional room offers useful flexibility as a study, games room or hobby space. A utility room and cloakroom complete the ground floor accommodation.

Upstairs there are four bedrooms and a family bathroom. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while several of the other bedrooms enjoy views over the rear garden and towards the surrounding countryside.

Outside, the south-facing garden has been carefully landscaped to create a series of inviting spaces. A large decked terrace sits directly outside the house, with steps leading down through planted borders to lawned areas below. A bespoke BBQ lodge with vaulted roof and central fire provides a striking focal point and offers a covered space for gatherings throughout the year, complemented by a hot tub and outdoor shower.

To the front of the property there is driveway parking along with a double garage providing space for storage or up to 4 vehicles.



Overall, this is a well arranged and stylish family home in a convenient town location, offering plenty of living space inside along with a garden designed to make the most of the sunny aspect.

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

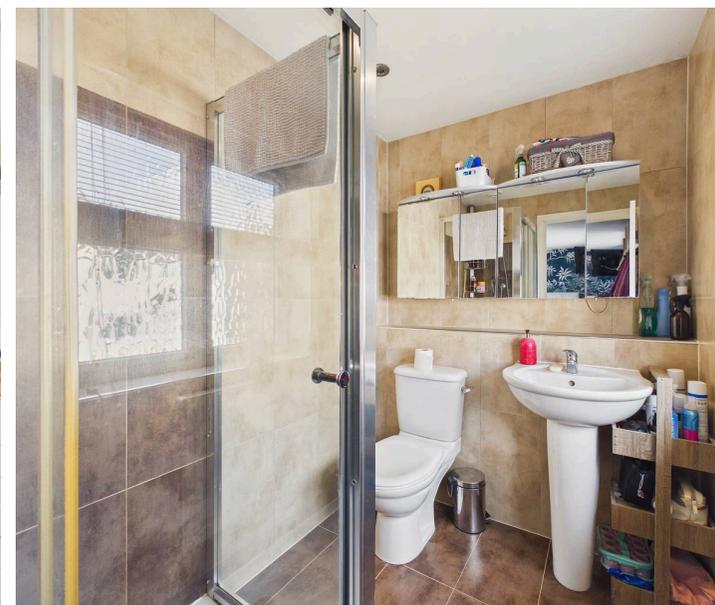
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

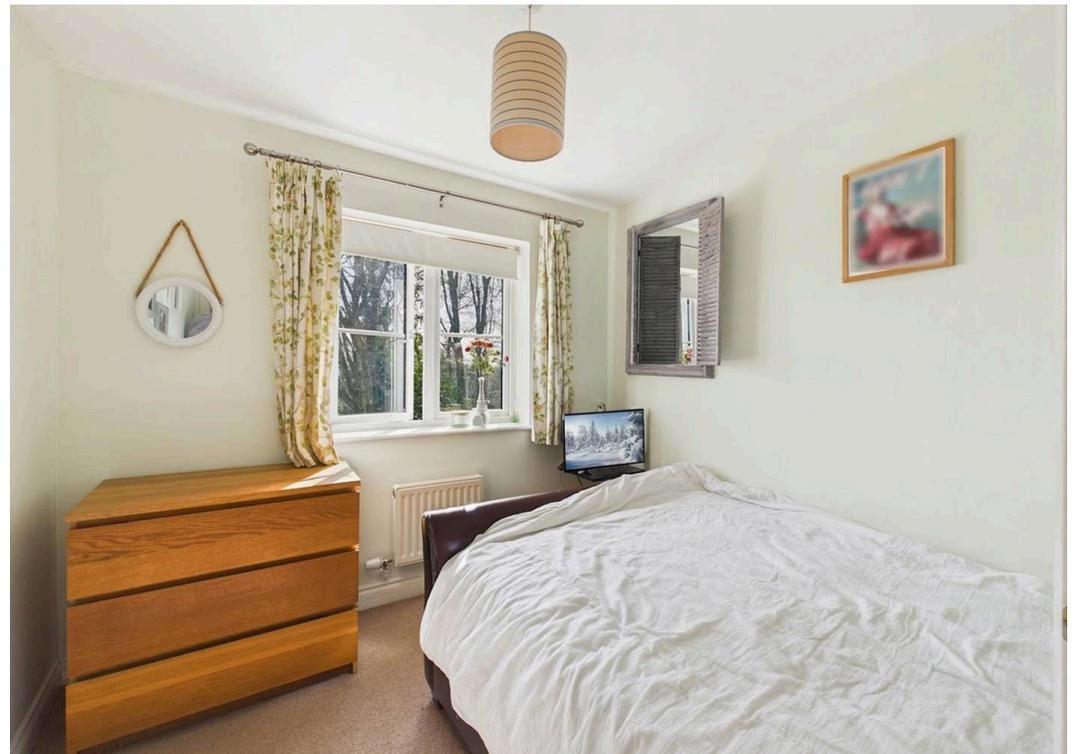
Boundaries, Access & Parking:

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.

Broadband & Mobile Coverage:

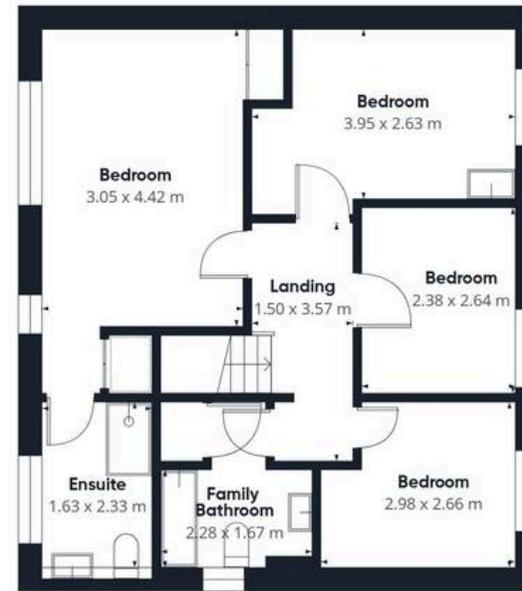
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.



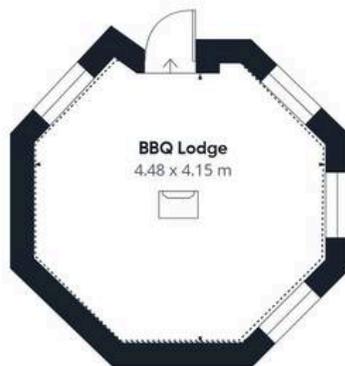




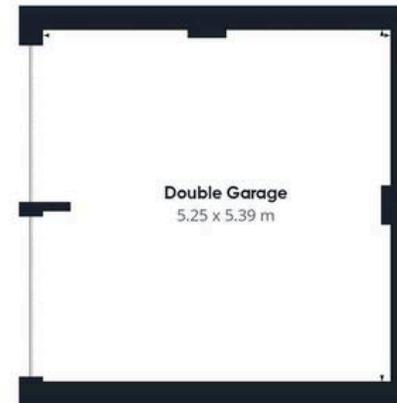
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

168.6 m²

Reduced headroom

1.3 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.

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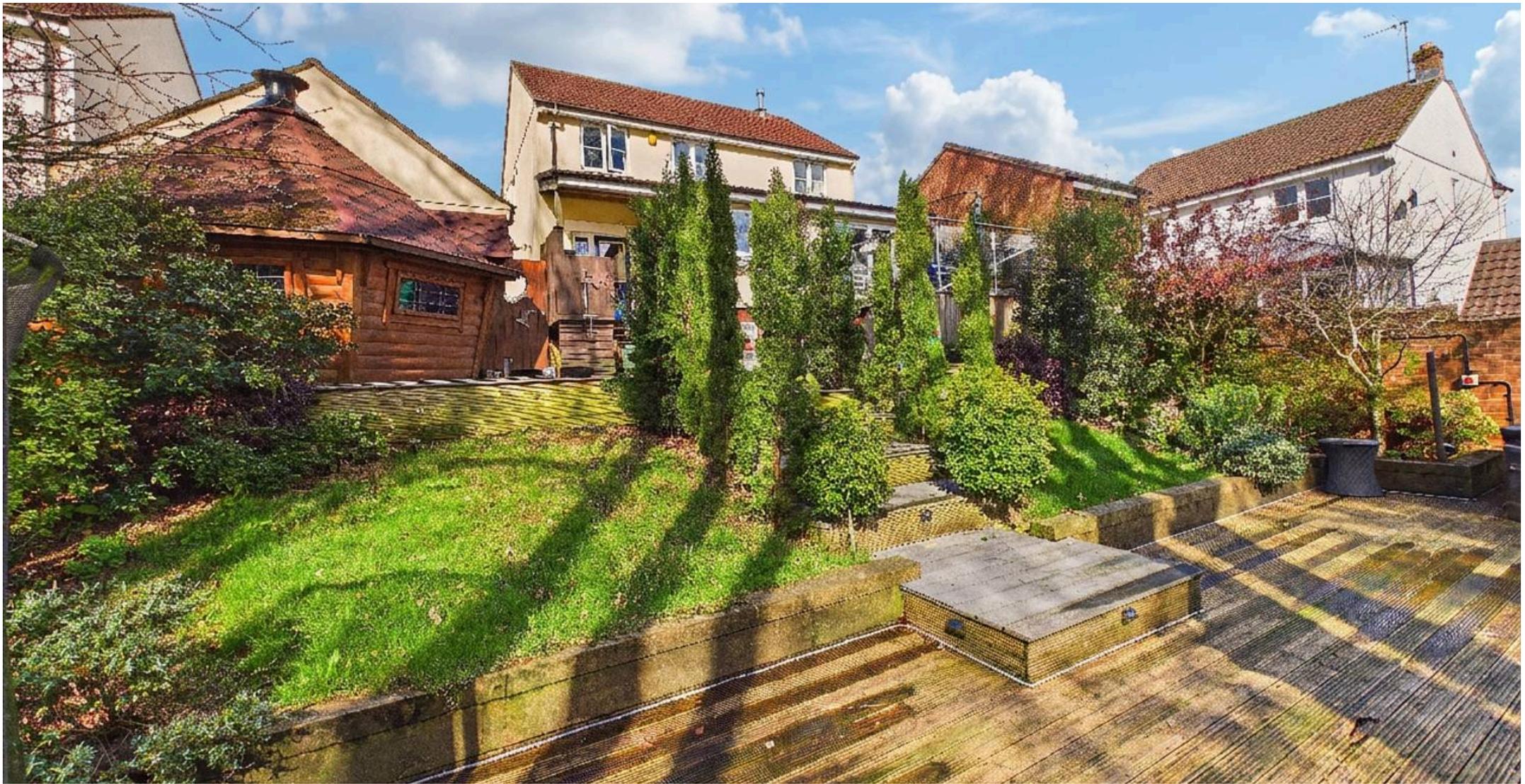


CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopic in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

DIRECTIONS : For Satnav use EX17 2EN and the what3words is [///winning.collusion.coveted](https://www.what3words.com////winning.collusion.coveted).

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 the house will be found on the right.





Helmores

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