



5 Elston Meadow, Westwood, Crediton, EX17 3SZ

Guide Price **£600,000**

5 Elston Meadow

Westwood, Crediton

- Executive style detached home
- Corner plot with lovely views
- 5 double bedrooms
- Kitchen diner plus 4 reception rooms
- Large garden backing onto open fields
- Double garage plus parking for 5 vehicles
- Edge of town location
- 18 Solar panels
- No onward chain!

This substantial detached home occupies an unusually generous corner plot, creating a high degree of privacy backing onto open fields. The result is a home with considerably more outside space than might normally be expected within this setting, together with five double bedrooms, flexible reception areas and a double garage.

The ground floor has a generous flow between the cream Shaker-style kitchen and dining area, with solid granite worktops, a 1.5-bowl sink, double oven, four-ring gas hob and fridge/freezer. A separate utility room houses the gas boiler, washing machine and additional sink. The main lounge spans the full width of the house and has an ornate gas fire surround, with doors leading into the conservatory. There is also a dedicated office/playroom and a further dining or music room, giving plenty of flexibility for family life and working from home.





Upstairs, the spacious landing leads to five double bedrooms. The south facing master bedroom has built-in storage and an en-suite shower room, while three further doubles overlook the front and a fifth bedroom faces the side with recessed storage. A family bathroom with shower over the bath completes the accommodation.

The gardens are a significant feature, with a large elevated patio providing an excellent space for outdoor dining and entertaining before steps lead down to the main lawn. The established garden includes apple and plum trees, grapevines and mature shrub borders, with a small water feature adding interest to the front. The extensive driveway provides parking for around five vehicles and leads to a detached double garage with power, lighting and two up-and-over doors.

The property also benefits from a fully owned solar installation comprising 18 standard panels alongside two PV/thermal panels designed to contribute towards hot water generation. There is no battery storage, with the solar controls and vented hot water cylinder located within the airing cupboard. Gas central heating and a mixture of UPVC and timber-framed double glazing complete the main services.

Set on the outskirts of Crediton, with a walkable bus connection into the town and onward to Exeter, this is a home where scale and flexibility are particularly hard to overlook. The combination of five double bedrooms, multiple reception spaces, extensive private gardens, generous parking, a detached double garage and owned solar installation makes it a substantial family property with plenty of room to adapt over time.



Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon 2026/27 – £3962.22

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

Broadband within this postcode: Ultrafast 1800Mbps

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.

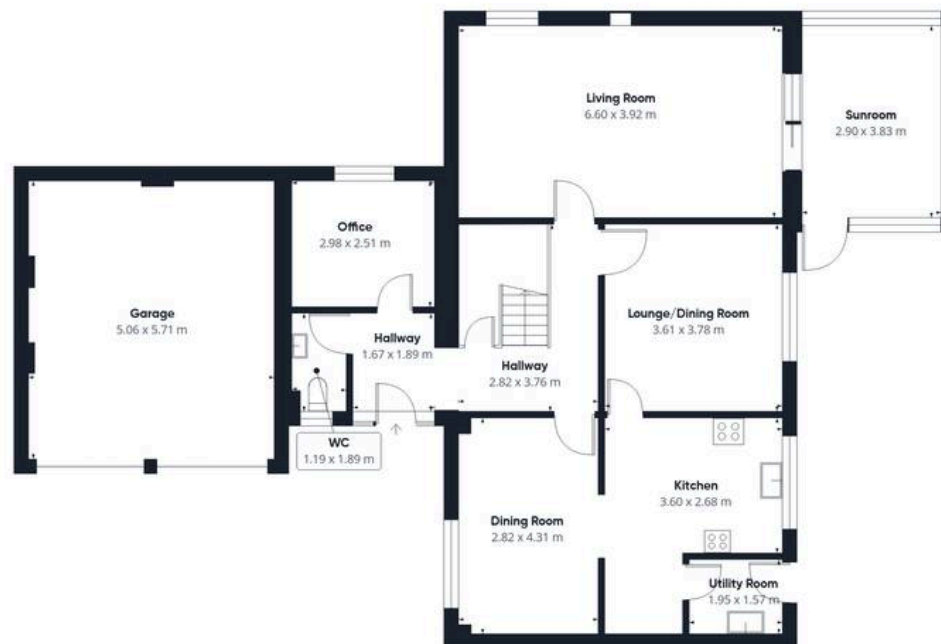
Boundaries, Access & Parking:

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.

Virtual Staging:

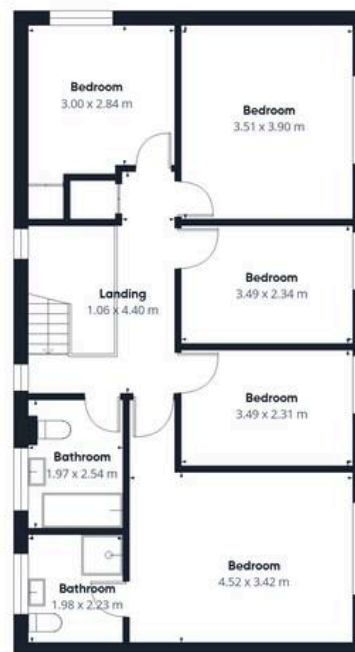
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition.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





Floor 0

Approximate total area⁽¹⁾
204.2 m²



Floor 2



(1) Excluding balconies and terraces

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

GIRAFFE360



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 Bishopric 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 : From Crediton High Street take the A377 in a Westerly direction. At St Lawrence Green take a left turn onto Landscore and continue on Westwood Road. At the bottom, take a left turn onto Elston Meadow and the property can be found in the far corner marked with a Helmores board.

Sat Nav: EX17 3SZ

What3Words: [///wand.automate.lobby](https://www.what3words.com////wand.automate.lobby)





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.