



## 8 Jocelyn Mead, Crediton

Guide Price £525,000

**HELMORES**  
SINCE 1699

## 8 Jocelyn Mead

Crediton, EX17 2EN

- Beautifully presented detached home
- Over 1900 sq feet (177sqm) of accommodation
- 4 bedrooms with ensuite and dressing room to master
- Easy to maintain garden
- Underfloor heating
- Modern conservatory
- Fully upgraded property
- Garage conversion
- Off road parking for 4 vehicles

Jocelyn Mead is a highly regarded area of Crediton, just a short distance from the town centre. This property has everything - it's been fully upgraded to a high standard with modern plumbing, underfloor heating, new electrics, modern conservatory, garage conversion and has an easy to maintain garden.



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On entering the hallway there is a downstairs WC and study/snug to the side. The lounge is light and spacious with a bay window to the front and a gas fireplace and double doors lead out to the impressive kitchen with all the extras you would expect from this quality home. There are granite worktops to compliment the white gloss units, a Rangemaster oven with 6 ring gas hob, hot water tap, fully integrated dishwasher, fridge and a must have wine cooler! There's an island to one end and another dining option the other end with plenty of room for a table. The kitchen, along with the conservatory, has underfloor heating. To the side of the kitchen is the utility room with space for washing machine, dryer and an extra fridge if required. More granite worktops and a sink are also found here along with a door for side access outdoors. The contemporary conservatory is a lovely addition and an extra reception room is found to the side. This room is a garage conversion and would make a great further lounge, games room or gym.

Upstairs there are 4 good sized bedrooms, one of which is currently utilised as a dressing room. The master bedroom has an underfloor heated ensuite and then a dressing room with attractive fitted units. The family bathroom has a bath and separate shower, with fitted vanity unit and floor to ceiling tiling.

Outside there is a garden to the rear with steps up to a decking area where there is a handy shed. The rest of the fully enclosed garden is partly laid to decorative chippings and artificial grass and shrub borders. There is side access into the garden and to the front you'll find 4 parking spaces.



Please see the floorplan for room sizes.

Current Council Tax: Band E- Mid Devon 2024/25 - £3050.77

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating (underfloor and radiators)

Listed: No

Tenure: Freehold

**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s). In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

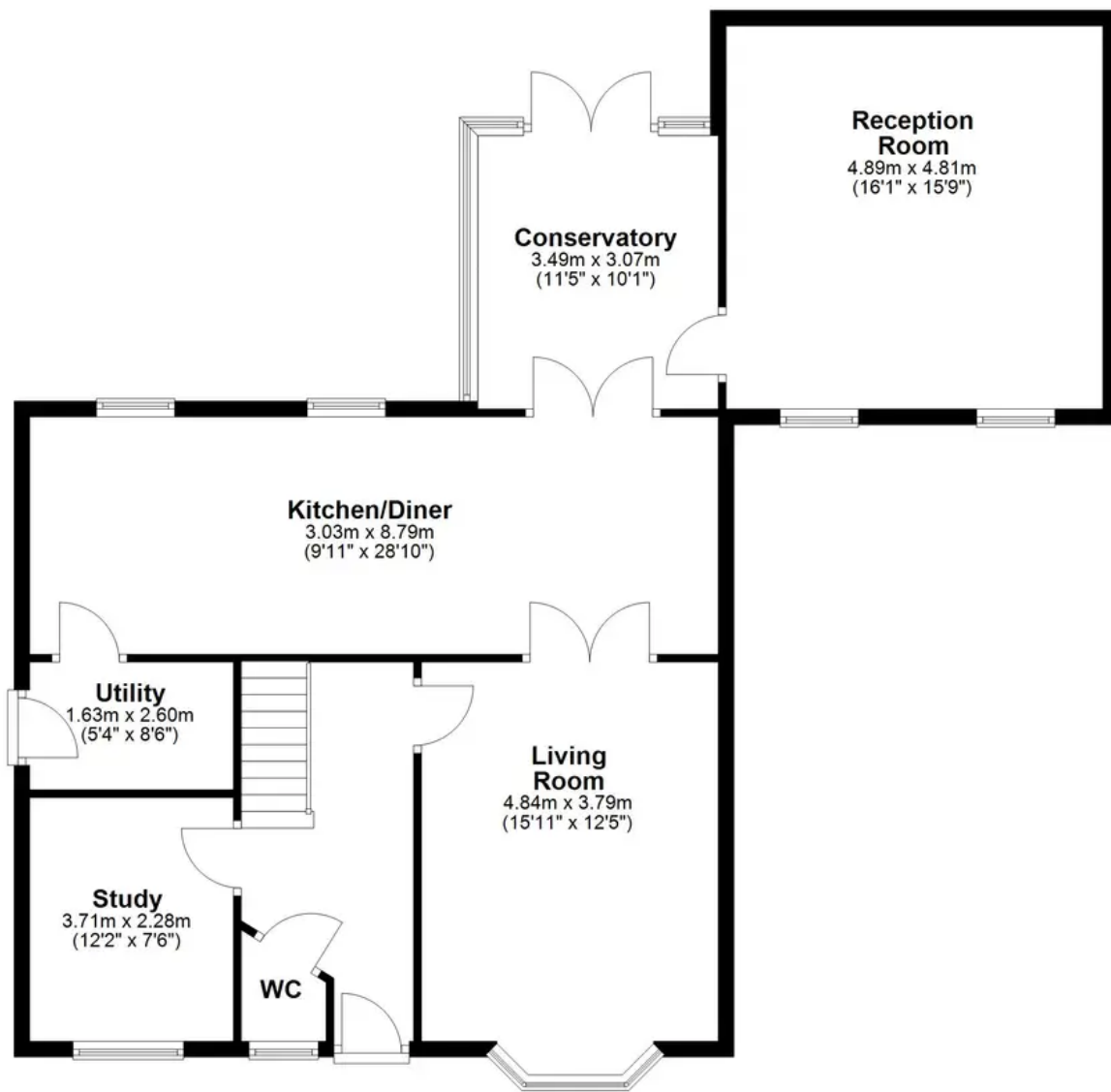
**DIRECTIONS** : From Crediton High Street, turn onto Searle Street and continue up until you reach People’s Park Road, take a left and continue onto Alexandra Road then a right turn on to Southfield Drive. Continue up the hill and take a right turn onto Jocelyn Mead, go around the right hand bend and no 8 will be found on your right.

What3Words: ///petition.torches.mural



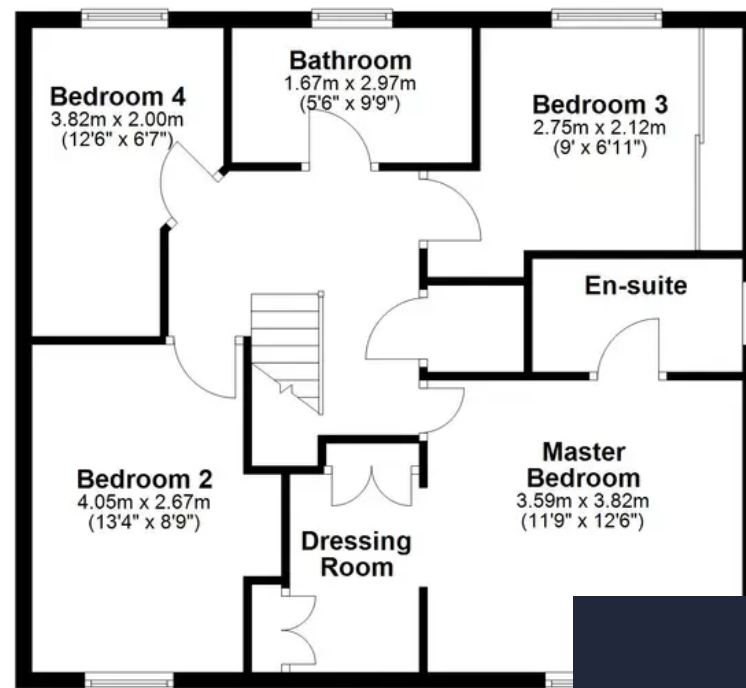
### Ground Floor

Approx. 105.6 sq. metres (1136.4 sq. feet)



### First Floor

Approx. 71.4 sq. metres (768.8 sq. feet)



Total area: approx. 177.0 sq. metres (1905.2 sq. feet)

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