



12 Jocelyn Mead, Crediton, EX17 2EN

Guide Price £475,000

A spacious four-bedroom detached house situated in a sought-after residential area of Crediton. This well-presented property has been recently modernised and offers bright, versatile accommodation, ideal for families or those looking for additional space.

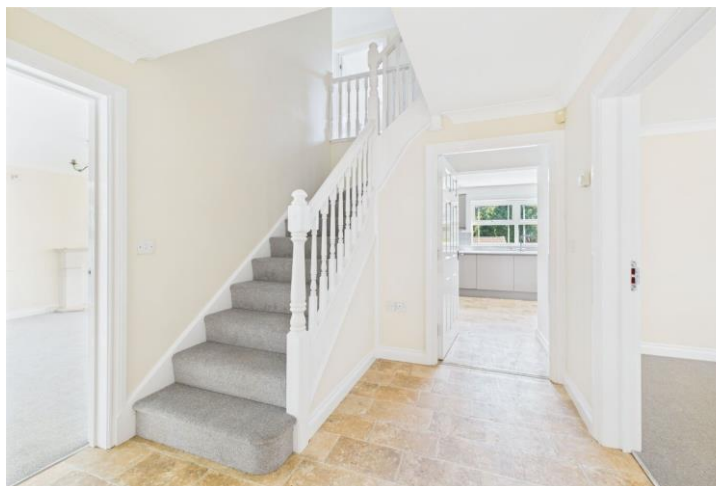
Winkworth

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The property has been updated with a brand-new kitchen, bathroom, and fresh flooring throughout, giving it a clean, contemporary feel while offering the practicality of a well-designed layout. The living spaces are generous and light-filled, with a welcoming sitting room and a modern kitchen with separate dining room and useful utility room.

Upstairs, there are four bedrooms, including a master bedroom with its own en-suite bathroom, offering plenty of flexibility for family living, home working, or guest accommodation. The stylish new bathroom is finished to a high standard, adding to the home's move-in-ready appeal.

Externally, the property enjoys good sized enclosed gardens. The garden has been left as a blank canvas, giving any buyer the opportunity to design and landscape it to their own taste and requirements. There is also ample off-road parking and a double garage, offering excellent storage and convenience.

Located in a desirable part of town, Jocelyn Mead is within easy reach of Crediton's schools, shops, and local amenities, while also benefiting from good transport links to Exeter and surrounding areas.

With no onward chain, this fantastic property is ready for a smooth and straightforward purchase.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.



AT A GLANCE:

Detached Family Home
Four Bedrooms
Gas Central Heating
Recently Redecorated Throughout
Modern Fitted Kitchen & Bathroom
Enclosed Rear Garden
Double Garage
Sought After Residential Area
No Onward Chain

PROPERTY INFORMATION:

COUNCIL TAX: Band E
LOCAL AUTHORITY: Mid Devon
SERVICES: Mains Electric & Water
DRAINAGE: Mains Drainage
BROADBAND: Full Fibre Broadband Available
FTTP (Fibre to the Premises).
MOBILE SIGNAL: Coverage With Certain Providers
HEATING: Gas Central Heating
LISTED: No
TENURE: Freehold
CONSERVATION AREA: No
FLOOD RISK: Very Low



Ground



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	83 B

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