



CHURCH VIEW

OFFERS OVER **£500,000**

Bespoke 4 Bed Detached New Build, Merton

 4 Bedrooms

 3 Bathrooms

 2 Reception Rooms

 EPC Rating: C (74)

MILLER TOWN & COUNTRY
exp UK



- » Brand New High Spec House
- » 4 Bedrooms, 2 w/ En Suites
- » Impressive Kitchen / Diner
- » Spacious Living Room w/ Wood Burner
- » Flooded w/ Natural Light
- » Attached Single Garage w/ Storage
- » Quiet Edge of Village Location

The Property

This brand new 4 bedroom detached house is the last of 3 in this small development of bespoke executive homes, and it is ready for its first owner to enjoy! Attractive wooden gates open into the private drive and front garden, and the impressive stone front elevation with lovely architectural details hints at the high specification throughout the property. The front door opens into an entrance hallway with engineered oak flooring, and the reception rooms and WC are accessed from here. The nearly 30 ft long kitchen / diner has handsome units with quartz worktops and integrated appliances, and there are french doors to the rear leading onto a patio. On the opposite side of the house is the spacious dual aspect living room with traditional fireplace and cosy wood burner, again with french doors to the rear patio. There is also a utility off the kitchen to keep the practical items out of the way, and the entire ground floor has underfloor heating. Upstairs are 4 double bedrooms, 2 en suites and the family bathroom. All of the bathrooms have stylish subway tiles with contrasting grey grout and two have marble vanity tops. The entire property has solid wood floors, is flooded with natural light and all of the rear rooms have fantastic views of the historic All Saints' Church.

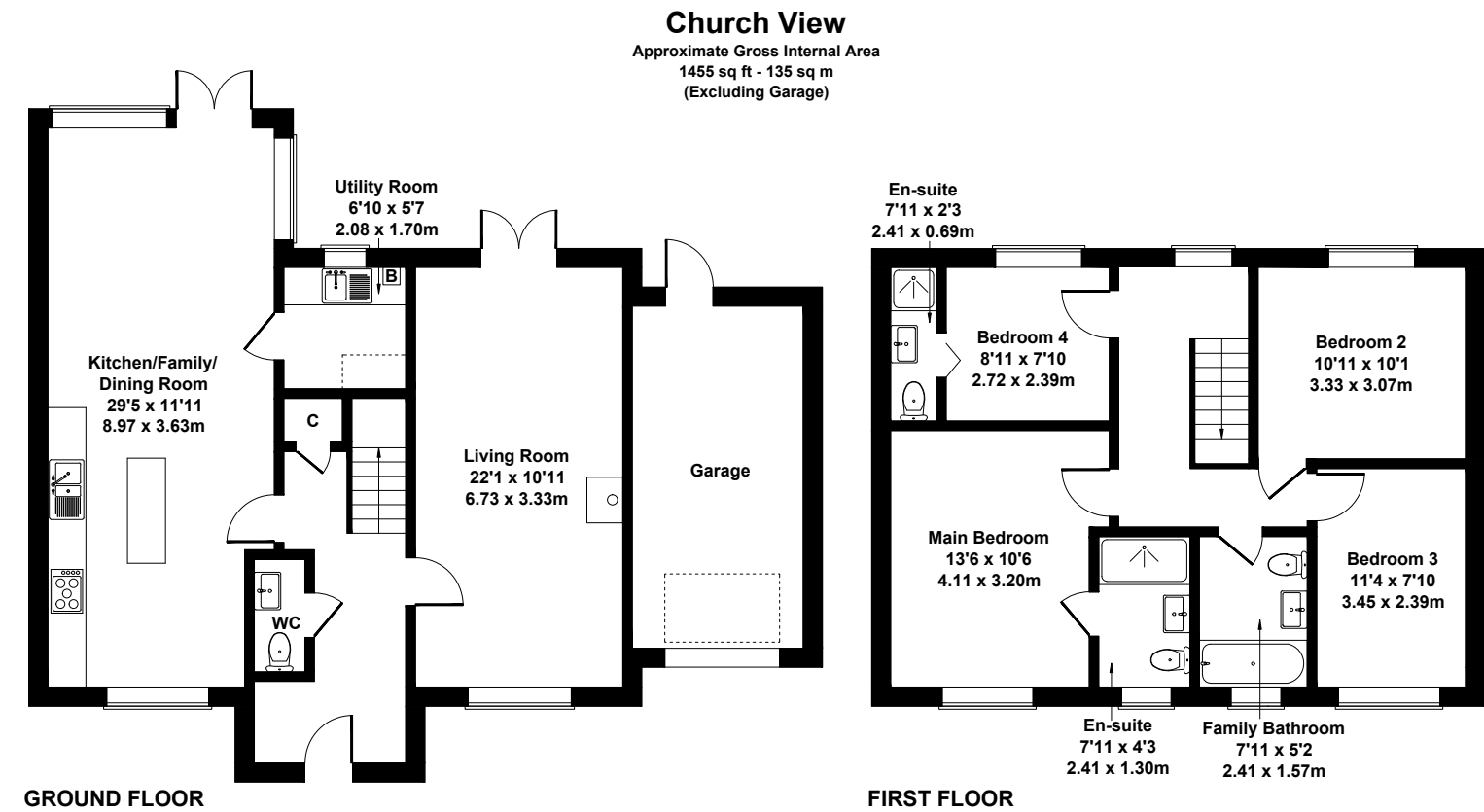


Services: Mains electricity, water and drainage. LPG central heating.

Council Tax Band: D

Tenure: Freehold

Agents Note: There is a shared driveway leading to the gates of this property. Certain rights are contained in the title and should be reviewed by prospective purchasers.



Not to Scale. Produced by The Plan Portal 2024
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Ground Floor

Kitchen / Diner 29'5" x 11'11"

Living Room 22'1" x 10'11"

Utility 6'10" x 5'7"

WC

First Floor

Bedroom 1 13'4" x 10'6"

En-Suite 7'11" x 4'3"

Bedroom 2 10'11" x 10'1"

Bedroom 3 11'4" x 7'10"

Bedroom 4 8'11" x 7'10"

En-Suite 7'11" x 2'3"

Bathroom 7'11" x 5'2"

Location

Merton is a quintessential village in the heart of the Devon countryside. There is a popular public house just around the corner, and Merton is an outdoor lover's paradise with the Meeth Quarry Nature Reserve and Tarka Trail long distance path located nearby and the North Devon coast just 20 miles distant. There is primary schooling within the village and the small town of Hatherleigh. Secondary schooling is available nearby in Great Torrington, Okehampton and Chulmleigh. Merton is located between Great Torrington and Okehampton, both of which have a range of amenities including supermarkets, cafes, pubs and retail shops.

Outside

There is a lawned front garden and private parking for 2 - 3 cars outside the garage. To the rear is an attractive patio and lawned garden overlooking the picturesque All Saints' Church.



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VIEWING:

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