



CHURCH VIEW
GUIDE PRICE **£485,000**

Bespoke 4 Bed Detached New Build
MERTON

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

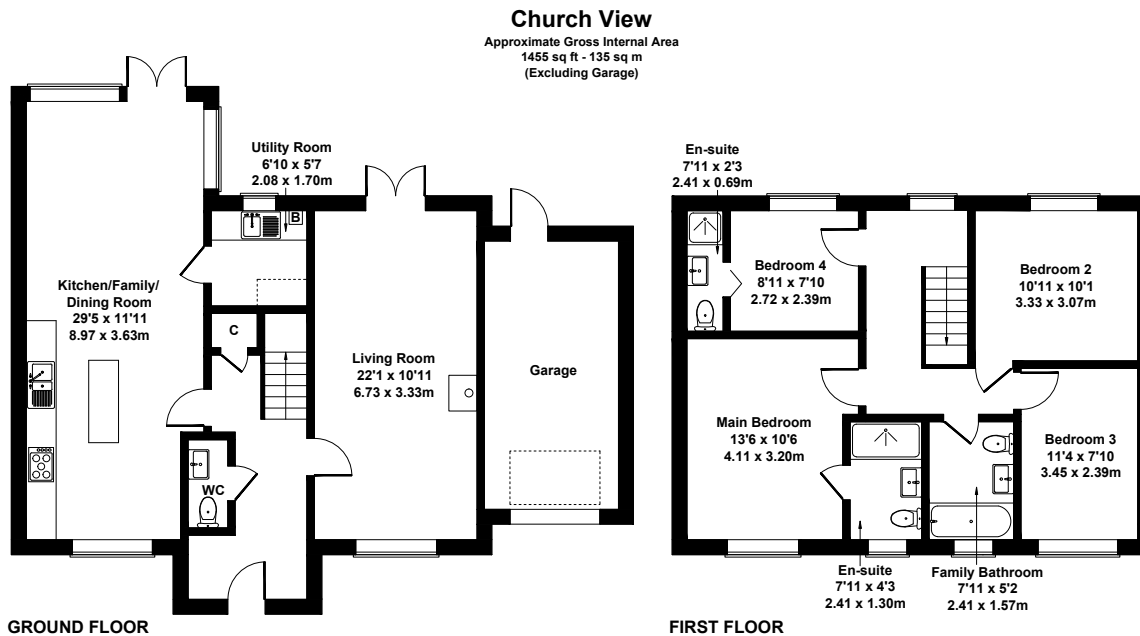
This brand new 4 bed detached house is the last of 3 in this development of bespoke executive homes. Attractive wooden gates open into the private drive and front garden, and the impressive stone front elevation with lovely architectural details hints at the high specification throughout the property. 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 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 fireplace and cosy wood burner, again with french doors to the rear patio. There is also a utility off the kitchen and the entire ground floor has underfloor heating. Upstairs are 4 double bedrooms, 2 en suites and the bathroom. All of the bathrooms have stylish subway tiles 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



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.





Not to Scale. Produced by The Plan Portal 2024
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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.

Agents Note: There is a shared driveway leading to the gates of this property. Certain rights are contained in the title and

KEY INFORMATION

	4 Bedrooms		EPC Rating: C (74)
	3 Bathrooms		Council Tax Band: D
	2 Reception Rooms		Tenure: Freehold
	Private Parking		Broadband: FTTP *Per Ofcom
	Not Listed		Mobile Signal: Variable to good. *Per Ofcom
	Heating: LPG		Not currently adapted for wheelchair users
	Utilities: Mains electric, water and drainage		
	Restrictions: None known		
	Easements, Wayleaves: Easements for utilities		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

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VIEWING:

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