



Oxen Park, Zeal Monachorum, EX17 6DN

Guide Price **£350,000**

Oxen Park

Zeal Monachorum, Crediton, EX17 6DN

- Detached 3 bedroom bungalow
- Quarter acre plot surrounded by fields
- Incredible rural views
- Less than 1 mile to villages
- Non standard construction
- Garage and carport
- No near neighbours
- Level plot
- No chain

Situated between the Mid Devon villages of Down St Mary and Zeal Monachorum, this detached bungalow is quite literally in the corner of a field with no near neighbours and on a quiet country lane. Although it's position grants privacy, the 2 villages are both less than a mile away so it's not isolated. The views over the adjoining fields are wonderful and attracts plenty of wildlife. The plot itself extends to approx. a quarter of an acre so there's plenty of garden to enjoy in this peaceful spot.

The accommodation, is non-standard (sectional concrete) and although a little dated, is spacious and offers a large living/dining room with triple aspect to make the most of the surroundings and doors opening onto the garden at the rear. There's a kitchen with a range of storage units wonderful views plus room for a table and chairs. The 3 bedrooms are all a good size and served by a family bathroom.





There is also a separate WC leading from bedroom 1.

Attached to one end of the bungalow is a single garage and to the side is a car port adding additional covered parking. The gated entrance from the lane leads to the front garden, an abundance of colour in the spring and summer. There's an area of garden to the side and then across the back, all bordering the adjacent field.

Agents' note: Although woolaway bungalows were not classed as defective, they are non-standard construction. Therefore obtaining a mortgage will be difficult. It is possible to have remedial work done and have a PRC certificate issued which would then open up mortgage opportunities. So it's suggested that cash buyers are most suited to this purchase. Please enquire with your lender before booking a viewing if you require a mortgage.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1950's

Construction Notes: Original woolaway (sectional concrete)

Utilities: Mains electric, water, telephone & broadband

Drainage: Private Drainage (septic tank)

Heating: Oil fired central heating and wood burners

Listed: No

Conservation Area: No

Tenure: Freehold



Zeal Monachorum is situated 8 miles northwest of Crediton, hidden within vast and tumultuous farmlands. Its name is of Latin origin 'Cella Monachorum' – meaning 'Cell of the Monks'. Like many Devon villages Zeal is home to a number of period properties, and buildings that have a strict conservation status – preserving the traditional beauty expected from rural settlements. Its church is old (understatement) (1235, late Saxon) and in its yard is a yew tree rumoured to have experienced a 1000 birthdays or more (not that anyone celebrates). The village is also known for having the most family friendly inn around, 'The Waie Inn' – offering great food & drink, both outdoor and indoor children's play areas, a heated swimming pool, skittle alley, large function rooms (for weddings, parties etc), an astro turf pitch, squash courts, fishing lake and B&B rooms

DIRECTIONS

For sat-nav use EX17 6DN and the What3Words address is [///poster.reflector.pinging](https://www.what3words.com////poster.reflector.pinging) but if you want the traditional directions, please read on.

Take the A377 from Crediton towards Lapford and pass through Coplestone. At Morchard Road, take a left on the B3220 towards Winkleigh and continue for approx. 1.6 miles and take a left at Stopgate Cross as signed to Zeal Monachorum. Continue on the country lane for approx. 0.6 miles and take a left turn at Week Cross signed to Down St Mary, follow the lane and the property will be found on your left after approx. 0.3 miles.





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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