



## Seeb House, Pounds Hill, Crediton, EX17 1DT

Guide Price £650,000



# Seeb House, Pounds Hill

## Crediton

- Modern detached home in 1930s style
- Desirable location within the town
- Wealth of oak finishings
- 4 double bedrooms with 2 ensuites
- Enclosed south facing garden
- Farmhouse style kitchen/diner
- Large double garage and parking
- Galleried oak landing
- Study/office

This substantial and most attractive modern detached house was built in 2007 to an exceptionally high standard and is very well located in the town being one of just 3 individually designed houses in a very discrete and exclusive location off Pounds Hill, one of Crediton's most sought after addresses.

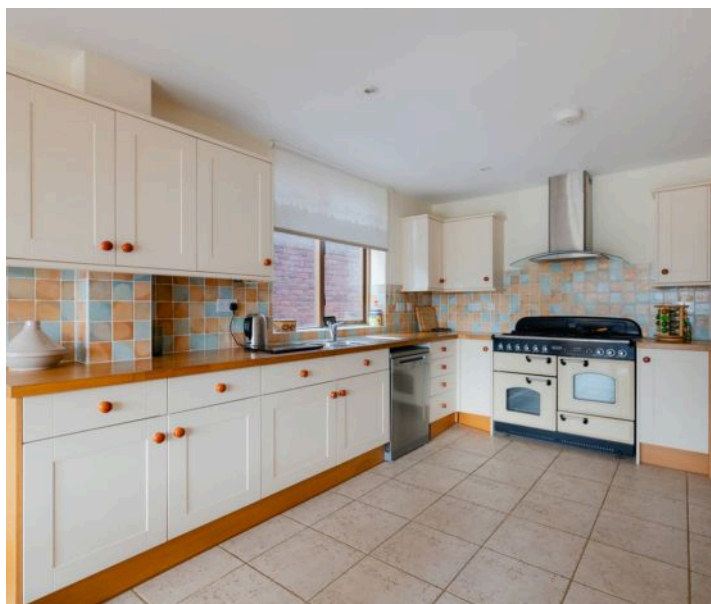
The property has been designed in an attractive 1930's style with brick/hung clay tiled elevations with a clay tiled roof. The oak finishing including all internal doors, skirtings, architraves, master bedroom ensuite units, and a wonderful staircase with galleried landing overlooks the impressive entrance hall. The rooms are well proportioned and light with most facing south taking in fine tree lined views over the garden and town beyond.





The kitchen is in a farmhouse style with cream shaker units including a rangemaster 5 ring, 2 oven and separate grill cooker and plenty of space for white goods, the dining end of the kitchen has double doors out to the garden. The lounge has patio doors out to the garden giving a lovely aspect and a gas stove in a woodburner style. There is a study on the ground floor, a WC as well as a utility room which has space for a washing machine and dryer, further kitchen units, a sink and a door to the side of the property, another door leads into the double garage. Upstairs there are 4 large double bedrooms, 3 with south facing viewings, the two largest bedrooms both have ensuite bathrooms. The main bathroom has a white suite bath and separate shower.

Externally, the house enjoys a beautifully landscaped garden over 2 levels, with both being mainly lawned, and very well stocked with flowerbeds & borders plus various trees and climbing plants. There is a paved patio providing a secluded & sheltered seating area to enjoy outdoor dining and a garden shed. To the front is an attractive block paved parking area and an attached wider than average double garage.





Seeb House was built by well known local developers Reed Construction & Developments Ltd (who are renowned in the area for their high standard of workmanship), and benefits from mains gas underfloor central heating (the ground & first floor are independent of each other plus every room has an individual wall mounted thermostat) and sealed unit hardwood double glazing. The house has excellent thermal insulation properties making it an affordable home to run.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon

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

Broadband within this postcode: Ultrafast 1800 mbps

Drainage: Mains drainage

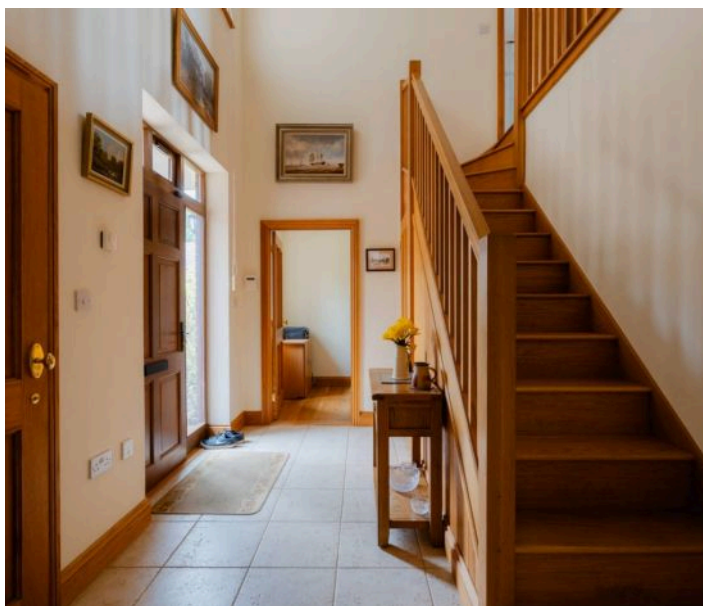
Heating: Mains gas central heating (underfloor)

Listed: No

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

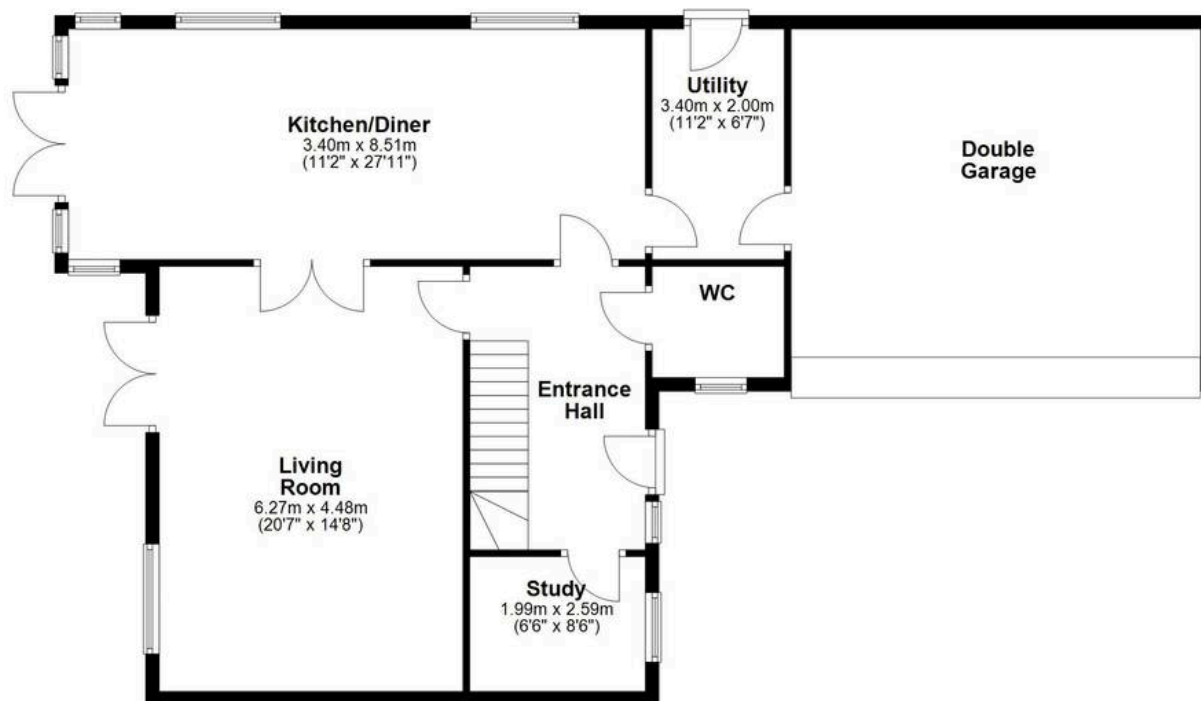






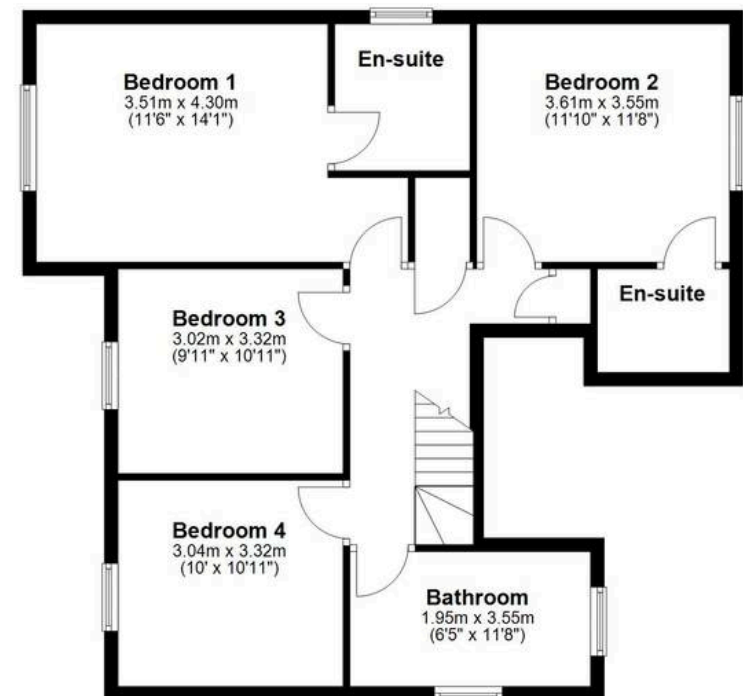
### Ground Floor

Approx. 116.9 sq. metres (1258.1 sq. feet)



### First Floor

Approx. 75.6 sq. metres (814.0 sq. feet)



Total area: approx. 192.5 sq. metres (2072.1 sq. feet)





**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 secondary school with sixth form (Queen Elizabeth’s). In addition, it boasts a brilliant gym and leisure centre for New Year’s resolutions, three supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

#### DIRECTIONS

From Jockey Hill take Pounds Hill and Seeb House can be found on your left with a brick entrance.

What3Words: [///bronzer.dentistry.optimists](https://www.what3words.com/bronzer.dentistry.optimists)







## Helmores

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