



## 1 Monks View, Zeal Monachorum, EX17 6FP

Guide Price £650,000



# 1 Monks View

Zeal Monachorum, Crediton

- Nearly new detached family home
- Edge of village location
- 4 bedrooms with principle ensuite
- Open living space with plenty of glass
- Farmhouse style build
- Backing onto open fields with views
- 1 of just 5 on this small development
- Air source heat pump & EV charging
- Remainder of 10 year warranty
- No chain

Situated just outside of the pretty Mid Devon village of Zeal Monachorum (Zeal Mon-a-cor-um) is a small development of just 5 homes, completed to a high standard by a local developer in 2023/24. The houses have been well designed with the focus on providing quality homes that fit well in the environment meaning that each home enjoys views over the adjoining countryside, has great levels of insulation and an eye on sustainability with private water treatment, air source heat pumps and EV charging. It's worth noting that this home carries the remainder of the 10 year structural warranty (ICW).

Oak Tree House (approx. 1771 sqft) is a farmhouse style home with generous living spaces and a light and airy feel throughout with plenty of glass to take in the views. The layout is great with a large living room linked to the dining room which in turn leads to the farmhouse style kitchen. There's a great utility and WC too plus a store off the entrance porch –





ideal for country living. On the first floor are 4 double bedrooms with an en-suite to the principal bedroom and a family bathroom, all leading off a central landing.

Outside is off-road parking for 2 vehicles along with an EV charge point. The garden has a great paved seating area to take in the rural vista and the remainder of the garden is lawned and can be fine-tuned by a new owner to suit their requirements.

Agents Notes: There is a management company set up to cover maintenance of the communal areas, driveway and private drainage system, the cost is approx.TBC

#### **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.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon

Approx Age: 2023

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband plus EV charger

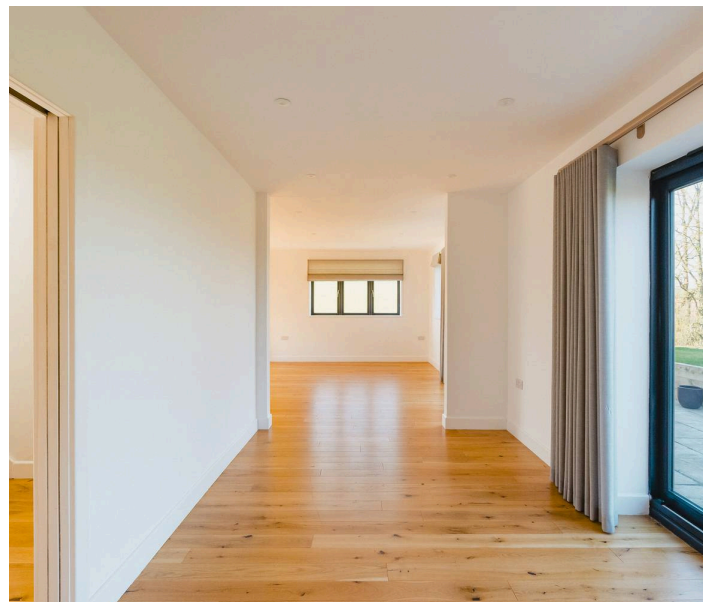
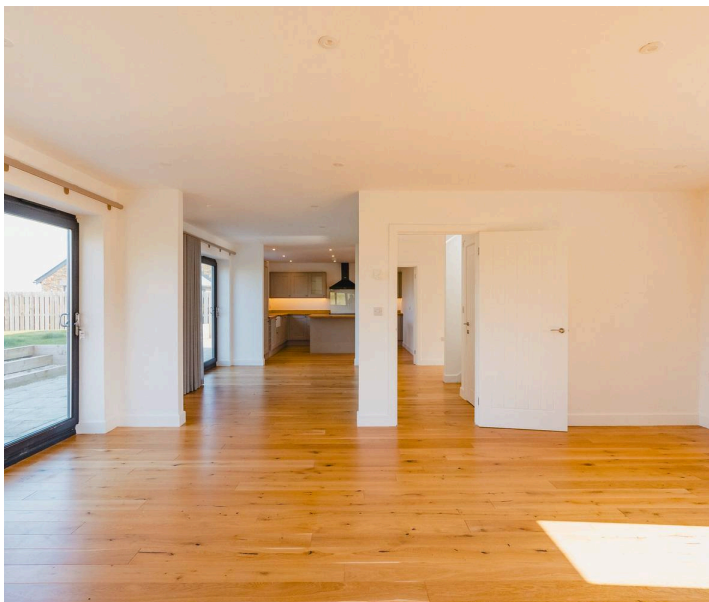
Drainage: Private treatment plant

Heating: Air source heat pump

Listed: No

Conservation Area: No

Tenure: Freehold. Management charge to cover driveway and communal areas is TBC per month.





**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

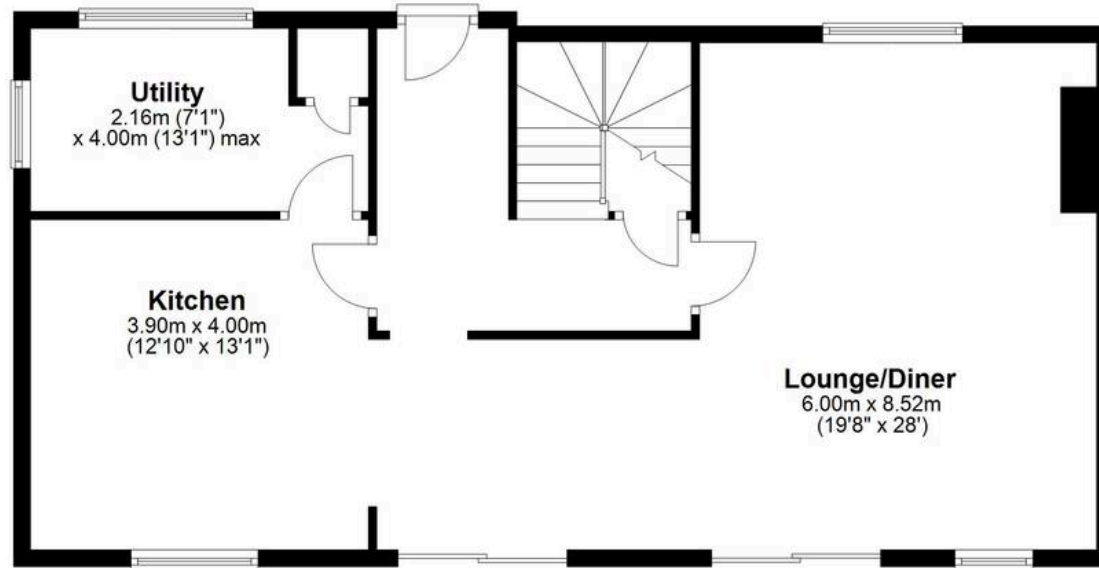
**DIRECTIONS :** For sat-nav use EX17 6FP and the What3Words address is [///frame.vent.obscuring](https://www.what3words.com/#!/en/@@@frame.vent.obscuring) but if you want the traditional directions, please read on. Please note the W3W website hasn't uploaded to the new homes here at time of writing.

From Crediton High Street, head west towards Copplestone. Go through Copplestone, bearing right at the end of the traffic lights and continue on the A377. After approx. 1.9 miles you'll arrive at Morchard Road and take the second left as signed to Winkleigh (B3220). Follow this road for approx. 1.5 miles and then take the left turn as signed to Zeal Monachorum. Continue on the country lane for approx. 1 mile and the development will be found on your right before reaching the village.

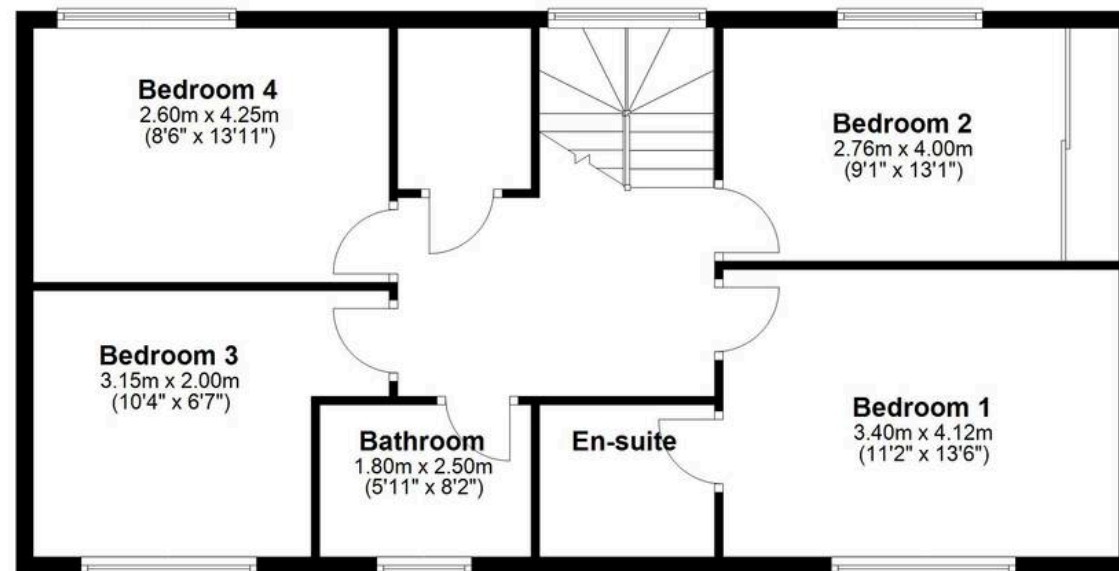




## Ground Floor



## First Floor







# Helmores

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