



**Alverstone, Zeal Monachorum, Crediton EX17 6DH**

Guide Price **£325,000**



# Alverstone

## Zeal Monachorum, Crediton

- Garage link detached bungalow
- Quiet village edge location
- 2 Bedrooms
- Garden front and back
- Garage with new electric door & roof
- Woodburning stove in lounge
- Extended to create an extra reception room
- No onward chain!
- Parking space for up to three small cars

Set on the edge of the popular village of Zeal Monachorum this link detached bungalow has been well maintained with lots of recent upgrades including an extension & scope to extend into the attic. With garden to the front and back of the property plus a garage, this home is a perfect place to enjoy the peace and quiet of this beautiful part of the world.

The kitchen has black and white gloss units with a double oven and 4 ring induction hob and integrated slimline dishwasher. There is space for a large American style fridge and has a lovely view over the back garden. The utility room to the side has a further array of units and space for a washing machine & dryer and has the added benefit of a sink and access through to the garage. The extension has an attractive lantern style roof light and patio doors out to the garden, this currently serves as a dining room but could also be a further lounge or studio.







The main lounge faces west and has a woodburning stove. Both bedrooms are doubles and the bathroom has a white suite bath with shower over and a vanity style sink along with floor to ceiling tiles. There is uPVC double glazing and oil fired central heating.

Outside to the front is a drive that can fit 2 small cars then a gated area to fit another car, the garage in front has a new electric up and over door with fob and a new fibreglass roof was fitted in 2024 with a 25 year guarantee. The front garden faces West and catches all the afternoon and evening sun, is mainly laid to lawn with attractive flower and shrub borders. To the rear with side access is a further lawned area, a greenhouse and raised vegetable beds. There's a patio area to enjoy bbqs and outdoor dining and a handy log shed.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2025/26 - £2203.83

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80mbps

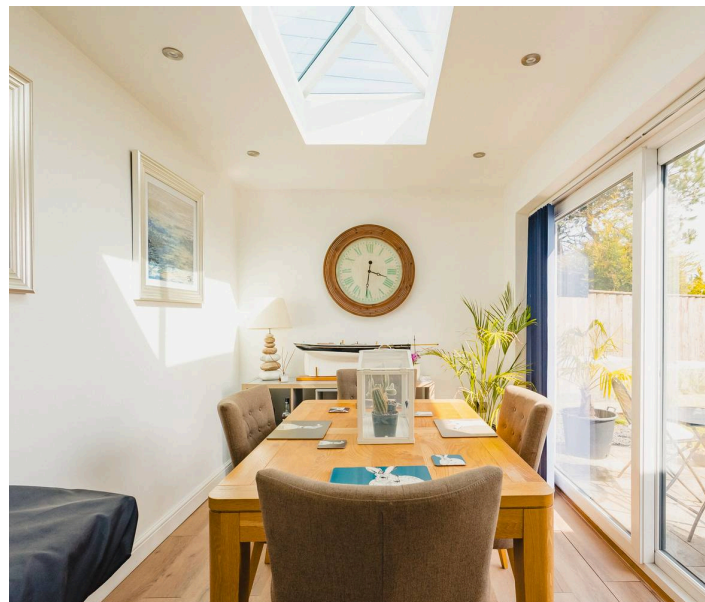
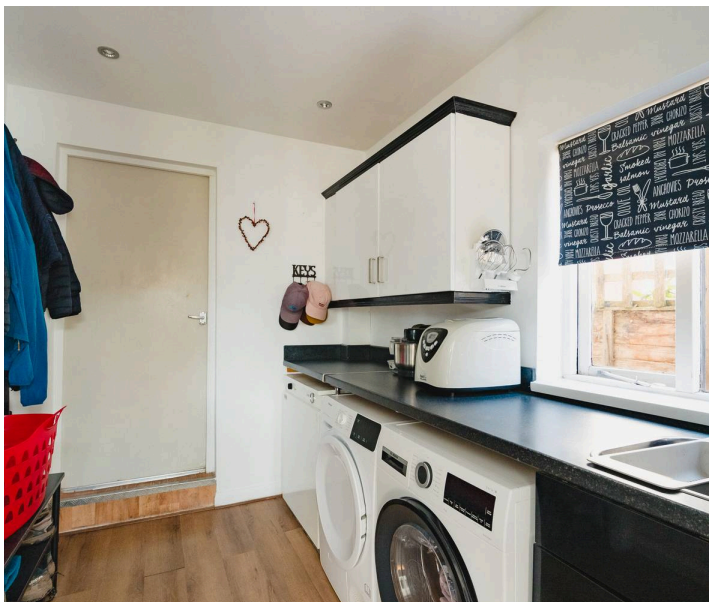
Drainage: Mains drainage

Heating: Oil fired central heating and woodburner

Listed: No

Conservation Area: No

Tenure: Freehold





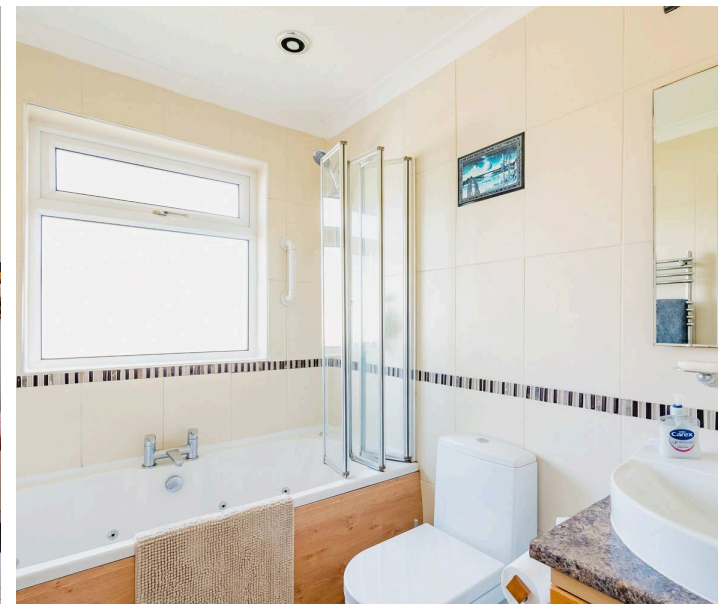
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

**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

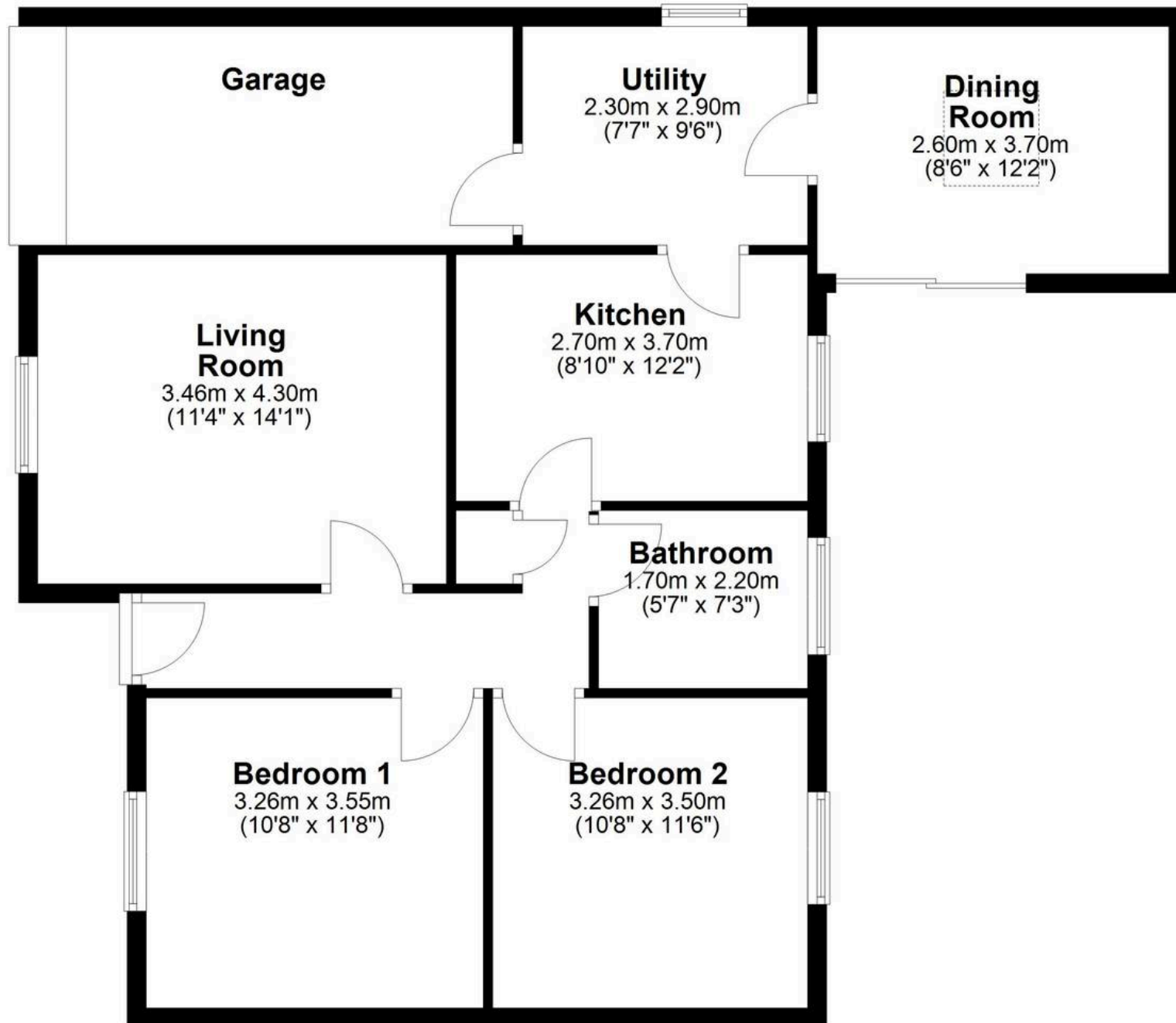
From Crediton take the A377 in a Westerly direction. At Copplestone take a left turn after the traffic lights onto the A3072. In Bow take a right turn onto Waterlane and continue into the village of Zeal Monachorum. At the top of the hill opposite the Church take a left turn onto Western Road and immediately right at the no through road. The property can be found up to the right marked with a Helmores board.

What3Words: ///track.partly.budgeted





## Ground Floor







## Helmores

Helmores, 111-112 High Street - EX17 3LF

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