



Marika



# Marika

Down St. Mary, Crediton, EX17 6DY

Crediton 7 miles: Exeter 15 miles

A well presented 4 bedroom detached family home with wonderful rural views in a sought-after village location.

- Detached 4 bedroom house
- Contemporary and versatile layout
- No onward chain
- Integral garage
- EPC: C
- Sought-after village location
- Timber framed & block cladding construction
- Large gardens and ample off street parking
- Freehold
- Council tax band: E

Guide Price £450,000

## SITUATION

A well-maintained family home in the sought-after hamlet of Down St Mary, just 1/2 a mile from the A377. There is a local convenience store / post office at Copplestone 2 miles away. The popular market town of Crediton (7 miles) has an excellent range of day-to-day amenities including supermarkets, banks, sports facilities, shops and well-regarded schooling. There is a railway station on the Tarka Line (Exeter to Barnstaple) at Morchard Road (1.5 miles), whilst the university and cathedral city of Exeter (12 miles) provides an extensive range of cultural, leisure and schooling facilities, as well as mainline railway stations to London Waterloo and Paddington.

## DESCRIPTION

Marika is a well presented detached timber framed property with wonderful rural views in a sought-after village location. The property offers versatile accommodation of over 1200 sq ft with particular features including a modern shaker-style kitchen and generous double aspect sitting/dining room on the ground floor and 4 bedrooms and a family bathroom on the first floor. To the front of the property is a large private parking area with an integral garage, whilst to the rear are glorious, west-facing gardens with a decked sun terrace.



## ACCOMMODATION

From the gravel parking area the front door leads into an entrance hallway with an understairs WC and stairs rising to the first floor. To the left is a spacious, open plan dining/sitting room with double windows to the front and French doors leading to the rear terrace and garden. Doors from both the sitting room and entrance hallway lead to a modern kitchen with wall and floor mounted units with integrated appliances, a breakfast bar and a door leading to rear terrace and garden.

Stairs from the entrance hallway lead to a landing off which are four spacious bedrooms, a family bathroom with shower, a separate shower room, and a useful storage room. All of the bedrooms benefit from far reaching, rural views.

## GARDENS & GARAGE

To the front of the property is a large gravel parking area leading to the front door and integral single garage. To the rear of the property are significant gardens and a decked terrace from which to enjoy the glorious west-facing views.

## AGENTS NOTE

A neighbouring property has a right-of-way (ROW) following along the fence line in the rear garden. Speak to the Agent for further information.

## SERVICES

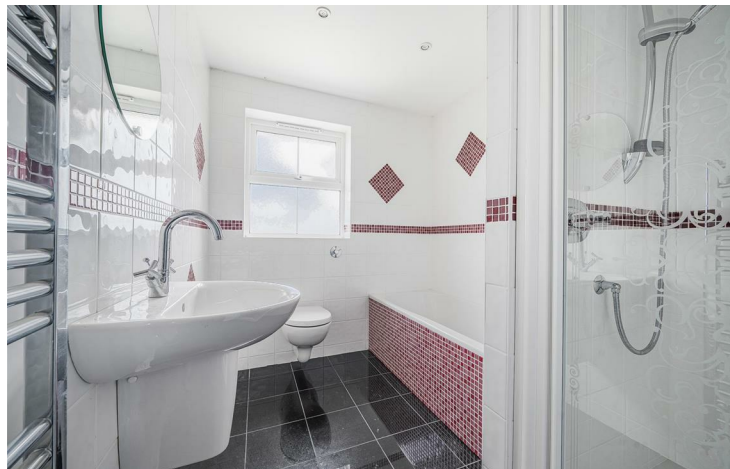
Mains water, electricity and gas. Private drainage (Septic).

Gas central heating with underfloor heating on the ground floor and radiators on the first floor.

## DIRECTIONS

From Exeter, proceed on the A377 through Crediton and Copplestone. Once out of Copplestone turn left onto Union Hill which is opposite the Devonshire Dumpling. After approx 0.5 miles the property will be on your right.

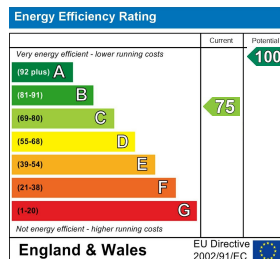
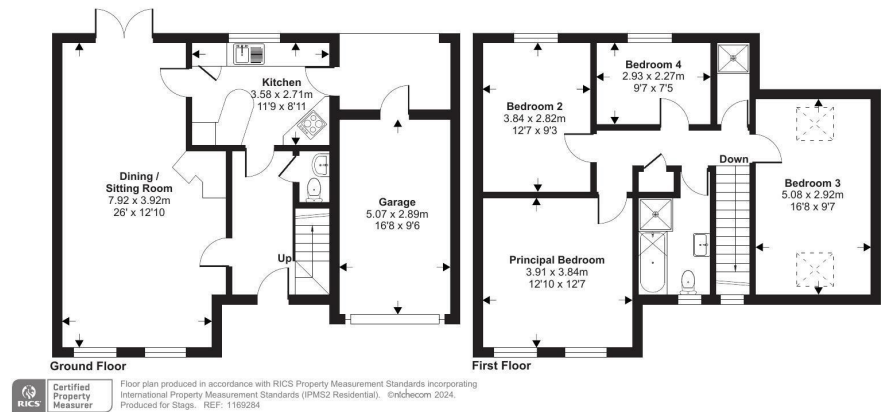
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1270 sq ft / 117.9 sq m (excludes garage)  
For identification only - Not to scale



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