



Swallow Heights



Crediton: 6 miles, Exeter: 15 miles,
Barnstaple: 26 miles.

An exclusive development of four high specification eco homes, each with glorious countryside views set in an idyllic location with easy access to Crediton, Exeter and Tiverton.

- High Specification Eco Homes
- Four Double Bedrooms
- Double Garage
- Large Wrap Around Plots
- Superb Countryside Views
- 6 Year Professional Consultants Certificate
- Great Local Schooling
- Council Tax Band TBC
- Idyllic Location
- Freehold

Prices From £750,000

SITUATION

The Swallow Heights Development is situated on the fringes of the hamlet of Morchard Road just off the A377 which is within the parish of Down St. Mary, just over 2 miles from the large village of Coplestone. Morchard Road has a pub (The Devonshire Dumpling) whilst Coplestone has a post office, general store, primary school, pub and church.

Crediton is about 6 miles which has a larger range of shopping, recreational amenities and great local schooling at Queen Elizabeth School. Blundells School In Tiverton also provides discounts to local students.

The cathedral and university city of Exeter (15 miles) has an extensive range of facilities befitting a centre of its importance. There is a bus service along the road from Morchard Road into Exeter as well as a railway station on the local Tarka line (Exeter to Barnstaple), at Exeter the stations are on the Paddington and Waterloo lines to London.

DESCRIPTION

Built by a well-respected local developer, the Swallow Heights Development features four detached eco homes each with four double bedrooms, high specification fittings throughout, large kitchen/dining room, utility, ground floor shower room, family bathroom, spacious sitting room and a double garage with electric up and over door. Each bedroom features fitted wardrobes with the master bedroom having a large ensuite shower room.

ACCOMMODATION

Upon entry, there is a useful enclosed porch with natural coir matting and space for hanging coats. The entrance hall is spacious with light coming in from multiple angles, stunning feature lighting and Porcelain wood plank tile flooring to the hallway that continues into the sitting room. The sitting room features a large wood burner as the focal point of the room, French doors leading to the paved terrace, bay window and ample space for seating. Set at the far end of the entrance hall is the immaculately finished kitchen/dining room. The kitchen has a range of fitted base and wall units, all with fitted storage options.

The kitchen is fitted with quartz work surfaces, porcelain tiled flooring, Franke sink and Satin Tap, Bosch electric double fan oven and a Bosch single fan oven, Bosch microwave oven, Bosch induction hob and ceiling extractor system over the central island. There is also an integrated fridge, dishwasher and wine cooler. Set off of the kitchen is a large utility room with base and wall storage, washing machine, condensing tumble dryer and

upright freezer and door to the rear garden. Next to the utility is the ground floor shower room with thermostatic walk in shower, Italian styled vanity basin unit, wall hung WC pan and concealed cistern, heated towel rail with porcelain wall tiles.

Leading to the first floor is a large open staircase with oak balustrade and frosted glass windows going up the wall. On the first floor there are four well sized double bedrooms and a family bathroom. The principle bedroom benefits from a bay window, built in wardrobes with Oak veneer doors and a large ensuite shower room with thermostatic walk in shower, Italian styled vanity basin unit, wall hung WC and concealed cistern, heated towel rail and porcelain wall tiles. The remaining bedrooms all have fitted wardrobes. The family bathroom comprises of a bath complete with thermostatic shower and shower screen, Italian styled vanity basin unit, wall hung WC and concealed cistern, heated towel rail and porcelain wall tiles.

OUTSIDE

Each property is set in a spacious plot with views over the countryside from all aspects. To the front of each property is ample parking on a block paved driveway. Each property has a paved terrace outside the French doors in the kitchen and the French doors to the sitting room. These terraces give perfect space for outdoor entertainment or Al fresco dining.

SERVICES

WATER: Supply for each property is provided by its own borehole, with the filtration system located with the garage. Hot water provided by air source heat pump/ electric immersion and Solar iBoost system.

HEATING: Air source heat pump, underfloor heating to the ground floor with radiators on the first floor.

Each property also benefits from car charging point adjacent to garage entrance, along with 4Kw PV Solar Panels to the roof and 5Kw Battery.

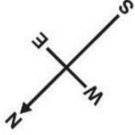
VIEWINGS

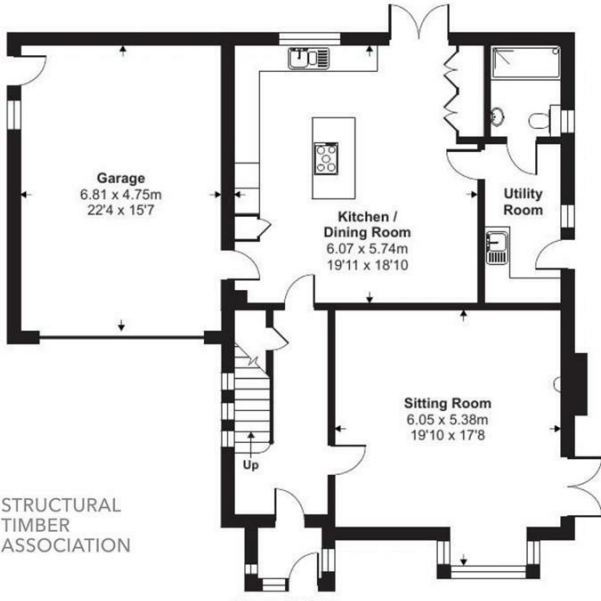
Strictly by appointment via Stags Tiverton (01884 235705).

DIRECTIONS

At Morchard Road on the A377 on the junction between Morchard Bishop and Down St Mary beside the Devonshire Dumpling, proceed towards Barnstaple and after ¼ mile the barns will be found on the left-hand side with the gateway directly off the A377.




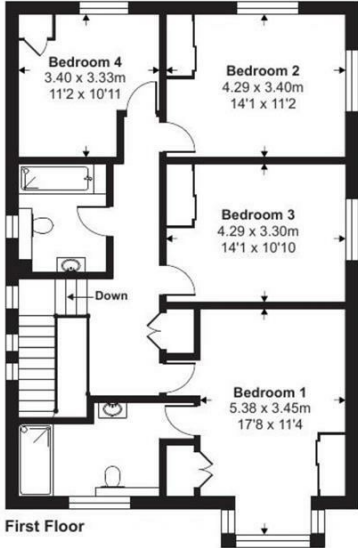





Ground Floor

Approximate Area = 1974 sq ft / 183.4 sq m
 Garage = 349 sq ft / 32.4 sq m
 Total = 2323 sq ft / 215.8 sq m
For identification only - Not to scale





First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2023. Produced for Stags. REF: 1064128

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.



Energy Efficiency Rating		Current	Potential
(92-100) A	Green	92	92
(81-91) B	Light Green		
(69-80) C	Yellow		
(55-68) D	Orange		
(39-54) E	Red-Orange		
(21-38) F	Red		
(1-20) G	Dark Red		

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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