



Stockwood, 4 Waie Gardens, Zeal Monachorum, EX17 6DF

Guide Price **£365,000**

Stockwood

4 Waie Gardens, Zeal Monachorum

- Extended detached house
- 3 bedroom accommodation
- Level gardens front & back
- Garage & plenty of off road parking
- Lovely open plan kitchen/diner
- Close to countryside walks & a pub
- Garden room
- Well laid out design
- Popular village location

This lovely modern detached house (linked to neighbour by garage only) is pleasantly located in the pretty mid Devon village of Zeal Monachorum with an open outlook and level gardens. Well maintained and presented, the house includes an abundance of storage and an outdoor office. Set amongst the glorious Mid Devon countryside it's easily accessible to the A30, Exeter and market towns of Crediton and Okehampton.

The entrance hall has a large storage area and a downstairs WC. The kitchen has an open plan design into the dining area. The units are a white gloss and include an integrated fridge/freezer, there is an eye level double oven and induction hob with modern feature extractor above. The dining area has an ingenious storage design with fitted units with space for a washer & dryer, dishwasher and storage - a whole utility area tucked away in this space saving area. The dining area is spacious with plenty of room for a large table and further seating.





There is a door out to the garden from this modern extension. The main lounge is to the front of the house joined through an arch from the dining area with an attractive electric fireplace and views to the front through the large picture window.

Upstairs the master bedroom overlooks the garden and has fitted wardrobes and units around the bed space. The 2nd bedroom is a further double with views to the front of the property and the 3rd bedroom to the rear is a large single. The family bathroom is spacious and has a white suite bath with shower over. There is gas central heating from a private LPG tank and uPVC double glazing throughout.

To the front of the property there is parking for 4 vehicles and a single garage along with an open lawned area with shrub borders. To the side is a large open space suitable for extending the house (STP) or for caravan/boat storage. The rear garden is laid to lawn with a patio and decking area with an attractive pergola with retractable shelter. There are two large sheds, one for garden/tool storage and the other has been insulated and suitable for home office or playroom. Both sheds and garage have an electrical supply.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2025/26 -
£2,479.31

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

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: LPG gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold

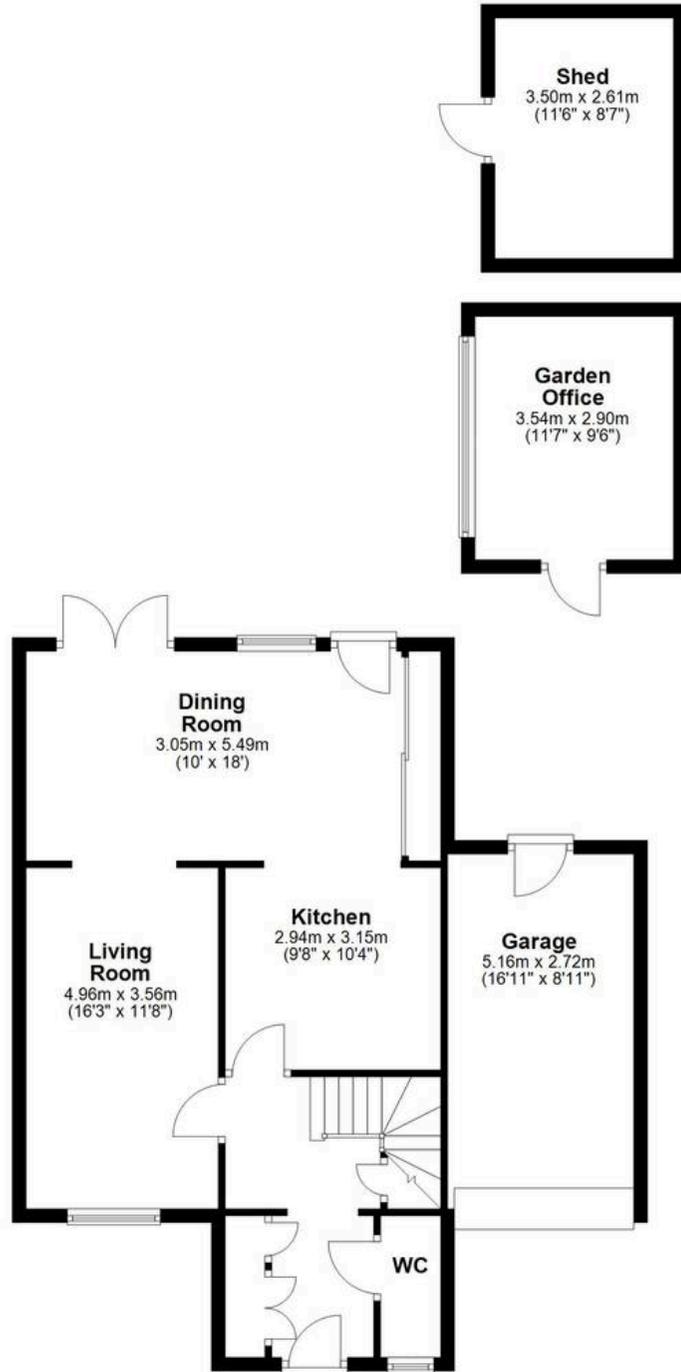
DIRECTIONS : From Crediton take the A377 in a westerly
direction, after passing through Copplestone, take the left
turn at Morchard Road onto the B3220 then the 2nd left
turn sign posted to Zeal Monachorum. Go right down to
the bottom of the hill and take a left turn, Stockwood can
be found around to the left marked with a Helmores sign.

What3Words: [///weeded.shameless.vaccines](https://www.what3words.com/#!/weeded.shameless.vaccines)

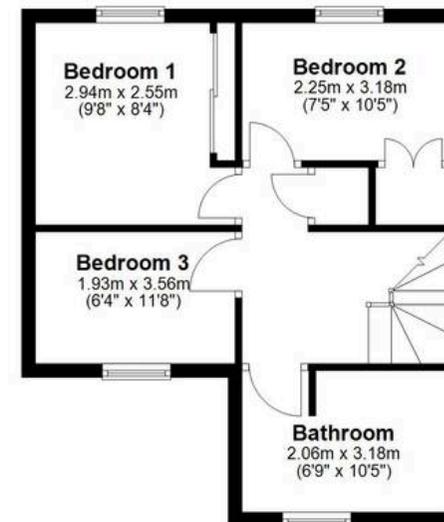




Ground Floor
Approx. 93.6 sq. metres (1007.7 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.5 sq. feet)



Total area: approx. 133.6 sq. metres (1438.2 sq. feet)



ZEAL MONACHORUM is an ancient hilltop village surrounding a late Saxon church which forms the centre of the village's conservation area and envelops a variety of listed properties. The village's elevated location gives it views across to both Exmoor and Dartmoor and the Two Moors Way that links these national parks passes close by, Zeal M is also a stop on the Devonshire Heartland Way. While the village has Saxon roots, Zeal Monachorum, or the Latin; Cella Monachorum, means 'Cell of the Monks' and bears witness to King Cnut's 1018 gift of the manor to the Cistercian abbey at Buckfast Abbey, it remained part of the Abbey until the reformation in 1539. Today, the village is home to a proactive community that makes good use of its village hall amenity and the W.I is one of the largest and most welcoming in the area. The village pub, The Waie Inn, is regarded as one of the most family-friendly pubs in the area and offers a wide range of sporting facilities as well as accommodation. The nearest shop is 1½ miles away at Bow where there is also a well-stocked garden centre with café. Buses to Okehampton and Exeter can also be found in Bow, while 1½ in the other direction at Morchard Road, is the Tarka Line rail line serving Barnstaple, Crediton, and Exeter. At eight-miles distance, Crediton is the nearest town and offers a range of amenities. Primary schooling is in BOW, OFSTED Good and is served by a minibus while children of secondary school-age catch the bus to Queen Elizabeth's in Crediton.





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.