



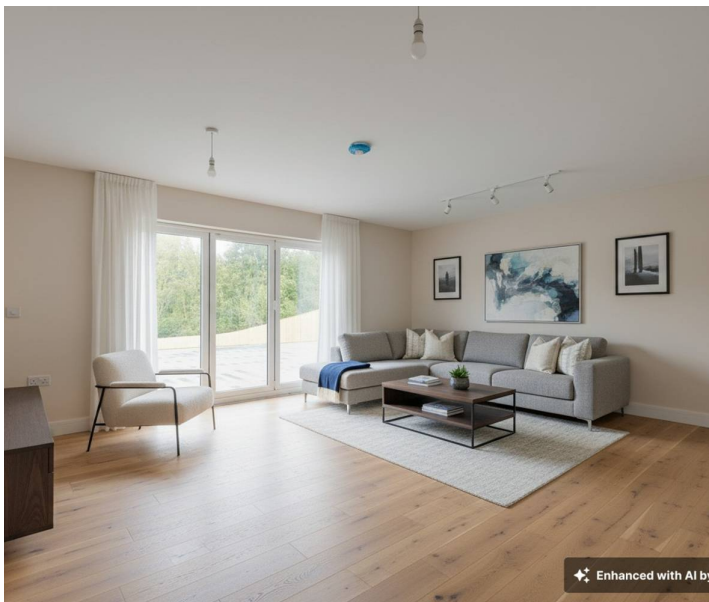
New Houses, Posbury, Crediton, EX17 3QE

Guide Price £700,000



This brand new detached family home will appeal to a range of buyers due to all that is on offer. Located approx. 4 miles from Crediton and 4 miles from the A30 at Cheriton Bishop, it's a semi-rural position that's still accessible. Crediton offers a range of services and schooling (school bus passes the houses) and Exeter is only a short drive down the A30 with connections by road, rail and air. Posbury is a small but spread out hamlet and somewhat of a hidden gem here in Mid Devon.

The house is nearing completion and is timber framed with airsource heat pumps and will be finished to a high standard. There are several factors that make this house stand out. First off, it's a really good size. Over 2500sqft with 5 bedrooms, 3 bathrooms and a wonderful open plan kitchen/family room. There's also a separate living room, (Possible 6th bedroom), study and utility, giving it a broad appeal. Then there's the location being amongst the rolling hills yet not isolated. But the biggest point is the land. The house has 5 acres! Split into gardens, paddock and woodland, the house will definitely have that feeling of space and room to enjoy the outdoors. The gardens are generous, the paddock will be about an acre with the rest made up of deciduous woodland.



So if you're in the market for a large new build with ample space inside and out, and ready to move, please get in touch.

Please see the floorplan for room sizes.

Current Council Tax: TBC

Approx Age: 2025

Construction Notes: Timber frame and tiled roof

Utilities: Mains electric and water



Drainage: Private Drainage (individual treatment plants)

Heating: Air source heat pump with underfloor heating

Listed: No

Conservation Area: No

Tenure: Freehold

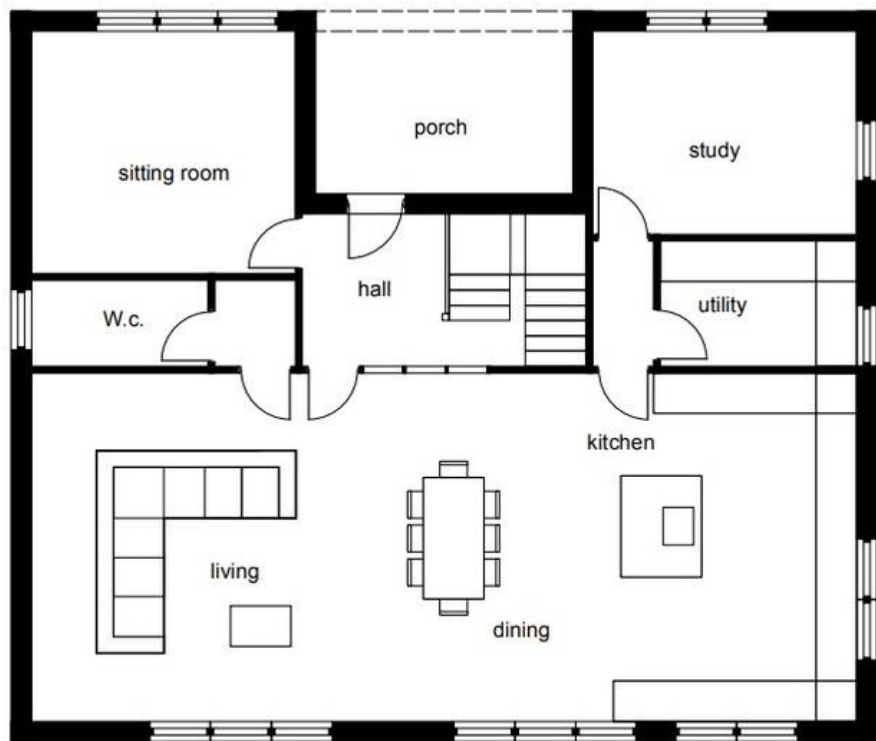
Buyers' Compliance Fee Notice - Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Agent Notes - Some images may have been digitally enhanced or virtually staged to illustrate the home's potential, including added twilight effects or lighting. These are for guidance only and may not reflect the property's current appearance or condition.

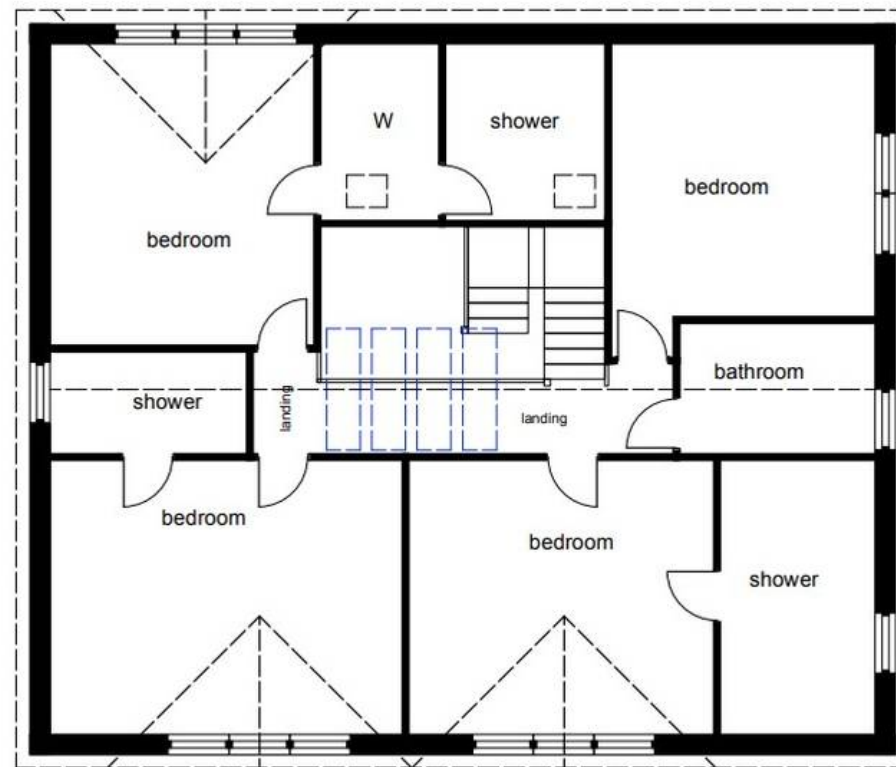
CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.



DIRECTIONS : For sat-nav use EX17 3QE and the What3Words address is [///able.century.remotest](https://www.what3words.com/able.century.remotest)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.