

Marles Close, EX14

M^{OV}ELI





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A superb, newly built detached chalet bungalow in a lovely cul-de-sac location. The property is finished to an excellent standard to include generous accommodation and comes with a garage and large garden.

- A brand new detached chalet bungalow
- Due for completion in August 2026
- Three double bedrooms
- Large kitchen/dining/family room
- Additional sitting room/bedroom four
- Three en-suite bathrooms & downstairs W.C/utility
- Large level rear garden
- Garage & off-street parking
- No onward chain

This is a fantastic opportunity to acquire a newly built detached home, finished to a superb standard throughout. The property also has a garage, off street parking and a large garden.

The ground floor has an entrance hall leading into all rooms, the feature room is a the fantastic kitchen/dining living area which has a bespoke fitted kitchen with integrated appliances, tiled flooring throughout and double doors out to the garden. The ground floor bedroom has an en-suite shower and a door out to the rear garden. There is an additional reception room that could also be a fourth bedroom. Completing downstairs accommodation is the utility/W.C.

On the first floor there are two further bedrooms, both en-suite rooms with gorgeous countryside views to the rear. All en-suites have fully tiled walls and flooring and are finished to a very high standard.

Externally, the front of the property has a small garden with a driveway leading to the detached garage. There will be an EV charging point connected and a path leading to the rear garden, which is level with a large patio and lawned area. ►





- Nestled amidst the rolling East Devon countryside, Awliscombe is a charming and highly sought-after village offering the perfect balance of rural tranquillity and modern convenience.

Surrounded by picturesque farmland and scenic walking routes, Awliscombe enjoys a strong sense of community centred around its well-regarded primary school, historic parish church, village hall and popular local pub. The village provides an idyllic setting for those seeking a peaceful lifestyle while remaining well connected to nearby towns and amenities.

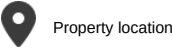
The thriving market town of Honiton lies just a few miles away, offering an excellent range of independent shops, supermarkets, cafés and leisure facilities, together with a mainline railway station providing direct services to Exeter and London Waterloo.

Agent note: Please note that some images have been finished using AI, primarily, but not limited to the front and rear gardens. As a result they are subject to change but viewing in person is advised.





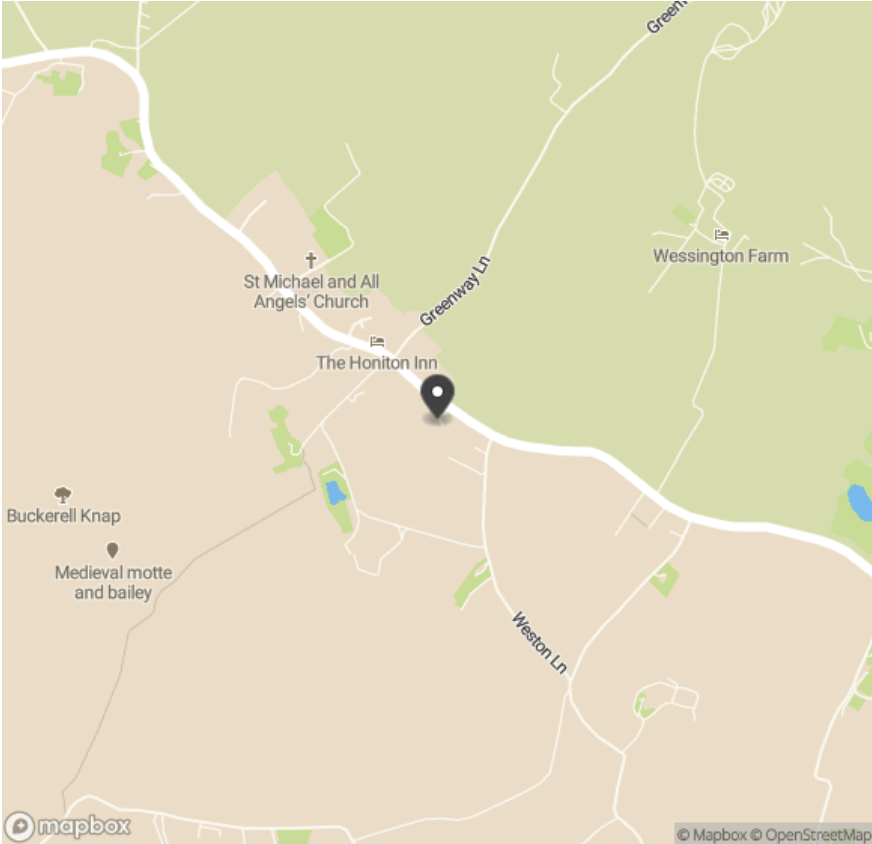
LOCATION



ENERGY PERFORMANCE
CERTIFICATE (EPC)

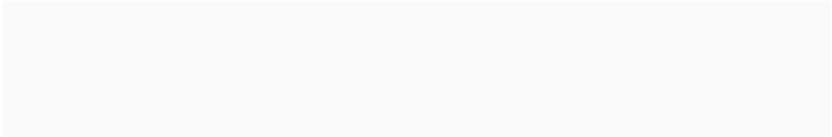
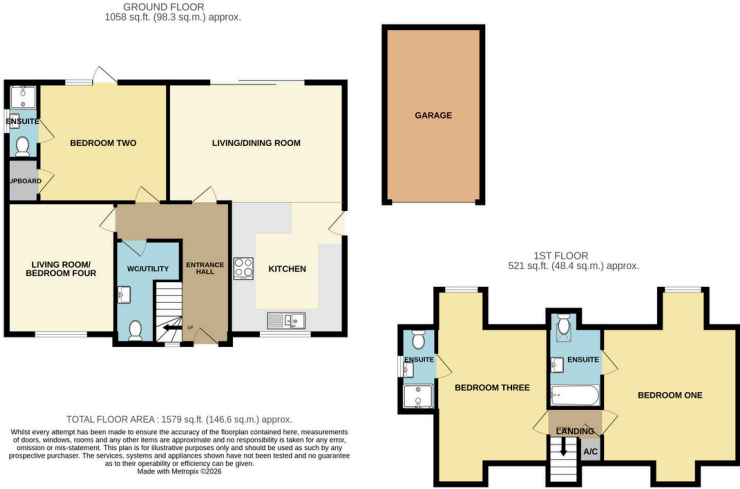
Current: **TBC**

Potential: **TBC**



FLOOR PLAN

1579 sq ft (146 sq m)



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Chris Heal

For viewings, further information or a free property valuation contact:

☎ 07513 649 554 | 020 3150 0733

✉ cheal@moveli.co.uk