



**4 Beech Drive, Down St. Mary, EX17 6EJ**

Guide Price £450,000

# 4 Beech Drive

Down St. Mary, Crediton

- Stunning detached bungalow
- Village location
- Beautifully presented
- 3 Double bedrooms
- Master bedroom with ensuite
- Separate dining room
- New quality kitchen in 2022
- Double garage & plenty of parking
- Garden with greenhouse and shed
- Gas central heating & uPVC double glazing

Beech Drive is a small cul-de-sac with high quality executive style homes set in the heart of the small village of Down St Mary just 7 miles from the market town of Crediton. There are great transport links nearby with a train station less than a mile away. This property offers a fantastic home to a wide range of buyers with spacious accommodation on a generous sized plot, the current owners have upgraded and updated the property to provide a beautiful environment to live and enjoy.

The kitchen and utility were both replaced in 2022 with high quality fittings and finishes. The main kitchen has grey shaker style units with granite worktops, there is a double eye level oven and 5 ring induction hob. Integrated appliances here include a dishwasher, fridge & freeze along with a pull out bin unit. The breakfast bar creates a great social space for eating and socialising.





The utility room to the side also has granite worktops and a Belfast sink, there is space for a washing machine, dryer and extra fridge/freezer. The wine fridge is a lovely addition and there is a door from this room out to the garden. The main kitchen has access through to the dining room with plenty of space for dining and entertaining. The lounge is large and spacious and has a gas fire with a slate and wood feature surround, there is access then on out to the conservatory with a door to the garden. The main entrance hall is spacious with an office/storage space to the side and an abundance of extra storage cupboards.

The master bedroom has large fitted wardrobes and a lovely aspect over the garden, there is a modern ensuite with shower, vanity style sink unit and WC. The further two generously sized double bedrooms also overlook the garden. The stylish family bathroom has a bath with separate shower, vanity sink and WC. There is uPVC double glazing throughout and this village (and property) unusually benefits from mains gas central heating.

Outside to the front there is plenty of parking for at least 5 vehicles and access to the double garage with up and over doors, light and power. The rear garden can be accessed on both sides of the property and is mostly laid to lawn with flower and shrub borders, a large greenhouse and garden shed with a patio area to the side.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon 2025/26 – £2,463.25

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

Broadband within this postcode: Superfast 40Mbps

Drainage: Private treatment plant shared with 12 other properties

Heating: Mains gas central heating

Listed: No

Conservation Area: Yes

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.

**DOWN ST MARY** village sits atop a hill amid a landscape criss-crossed with footpaths and bridleways, indeed the famous, long-distance footpath 'The Two Moors Way' passes close by. Down St Mary parish incorporates Chaffcombe and Morchard Road. The latter is home to the Devonshire Dumpling pub and provides frequent buses to Crediton and Exeter while the station gives trains for Exeter or Barnstaple. For amenities, several nearby villages offer local convenience shops, while Crediton is about a 15-minute drive away with its thriving high street full of independent shops and several well-known supermarkets.

**DIRECTIONS :** From Crediton take the A377 in a westerly direction. Continue through Copplestone on the A377 and upon reaching Morchard Road, take a left turn up to the village, continue straight on and at the village green take a left turn and Beech Drive can be found along to the left. Number 4 can be found straight ahead marked by a Helmores board.

For Sat Nav: EX17 6EJ

What3Words: ///directfails.evaporate





Approximate total area<sup>(1)</sup>

155.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Helmores

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