



## 4 Monks View, Zeal Monachorum, EX17 6DL

Guide Price £375,000

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# Monks View

## Zeal Monachorum

- Brand New Family Home (1104 sqft)
- 3 bedrooms with principal en-suite
- Open plan living space with plenty of glass
- Barn style build with character
- 1 of just 5 on this small development
- Air source heat pump & EV charging
- 10 year warranty

Situated just outside of the pretty Mid Devon village of Zeal Monachorum (Zeal Mon-a-cor-um) is a small development of just 5 brand new homes, being completed to a high standard by a local developer. The houses have been well designed with the focus on providing quality homes that fit well in the environment.



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The ethos of the site, fitting in with the landscape, means each home enjoys views over the adjoining countryside, has great levels of insulation and an eye on sustainability with private water treatment, air source heat pumps and EV charging. Each home is supplied with a 10 year structural warranty.

4 Monks View is a semi-detached barn style new build with plenty of character. The ground floor enjoys lots of light and is mostly open plan giving a modern feel to the property.

Outside is off-road parking along with an EV charge point. The garden wraps around the house and there's a great paved seating area to take in the rural vista. The remainder of the garden is lawned and can be fine-tuned by a new owner.

Please see the floorplan for room sizes.



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Current Council Tax: TBC

Utilities: Mains electric, water, telephone and broadband, plus EV charging point

Fastest broadband speed within this postcode: Up to 37Mbps (Rightmove)

Drainage: Private treatment plant.

Heating: Air source heat pump

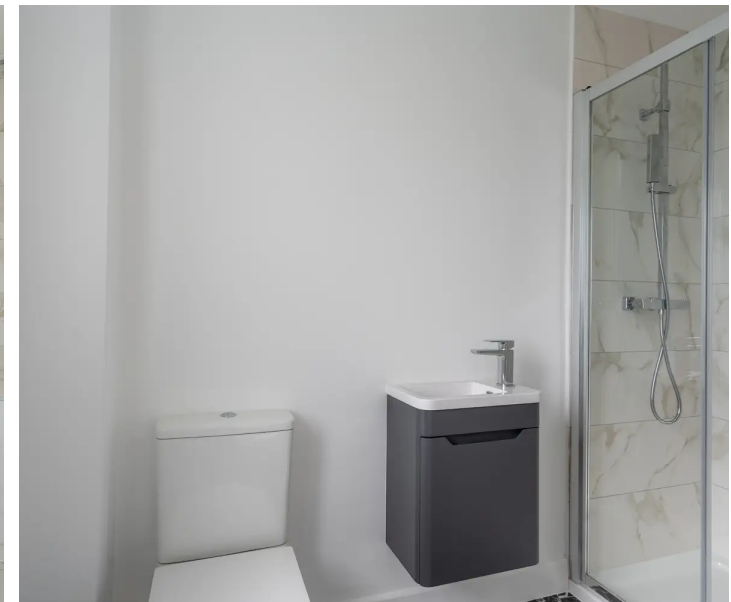
Listed: No

Tenure: Freehold

**DIRECTIONS:** From Crediton High Street, head west towards Copplestone. Go through Copplestone, bearing right at the end of the traffic lights and continue on the A377. After approx. 1.9 miles you'll arrive at Morchard Road and take the second left as signed to Winkleigh (B3220). Follow this road for approx. 1.5 miles and then take the left turn as signed to Zeal Monachorum. Continue on the country lane for approx. 1 mile and the development will be found on your right before reaching the village.

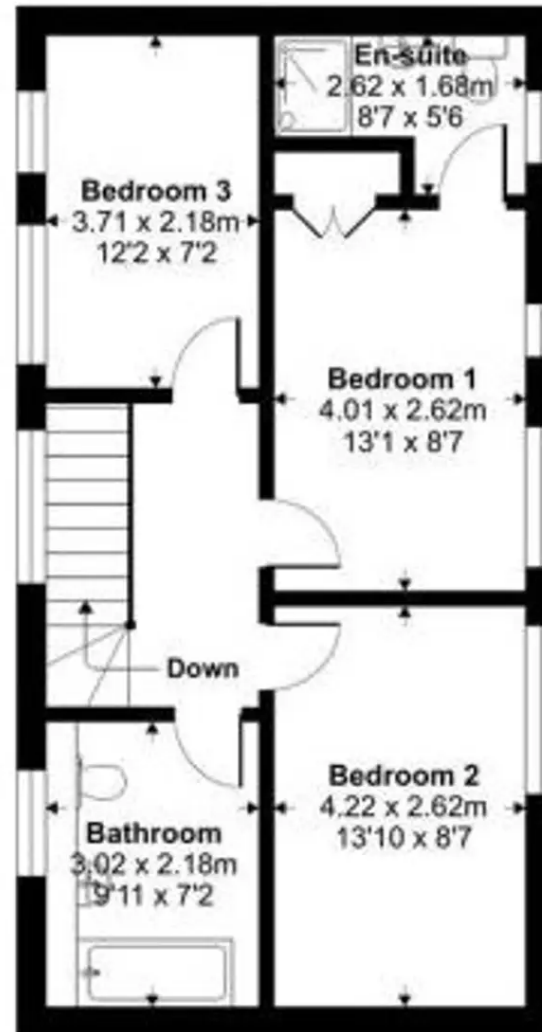
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ZEAL MONACHORUM is situated 8 miles northwest of Crediton, hidden within vast and tumultuous farmlands. Its name is of Latin origin 'Cella Monachorum' – meaning 'Cell of the Monks'. Like many Devon villages Zeal is home to a number of period properties, and buildings that have a strict conservation status – preserving the traditional beauty expected from rural settlements. Its church is old (understatement) (1235, late Saxon) and in its yard is a yew tree rumoured to have experienced a 1000 birthdays or more (not that anyone celebrates). The village is also known for having the most family friendly inn around, 'The Waie Inn' – offering great food & drink, both outdoor and indoor children's play areas, a heated swimming pool, skittle alley, large function rooms (for weddings, parties etc), an astro turf pitch, squash courts, fishing lake and B&B rooms





Ground Floor



First Floor

Approximate Area = 1104 sq ft / 102.5 sq m

For identification only - Not to scale



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