



## Stockwood, 4 Waie Gardens, Zeal Monachorum

Guide Price £375,000

# Stockwood, 4 Waie Gardens

Crediton, EX17 6DF

- Extended detached house
- Beautifully presented
- 3 bedroom accommodation
- Level gardens
- Plenty of off road parking
- Village location
- 2 reception rooms

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 2024/25 - £2,361.54

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: LPG gas central heating

Listed: No

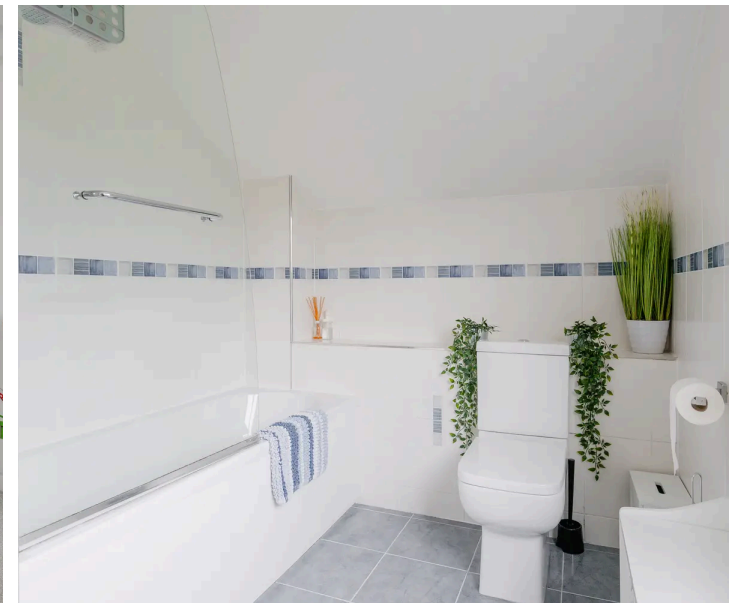
Conservation Area: No

Tenure: Freehold

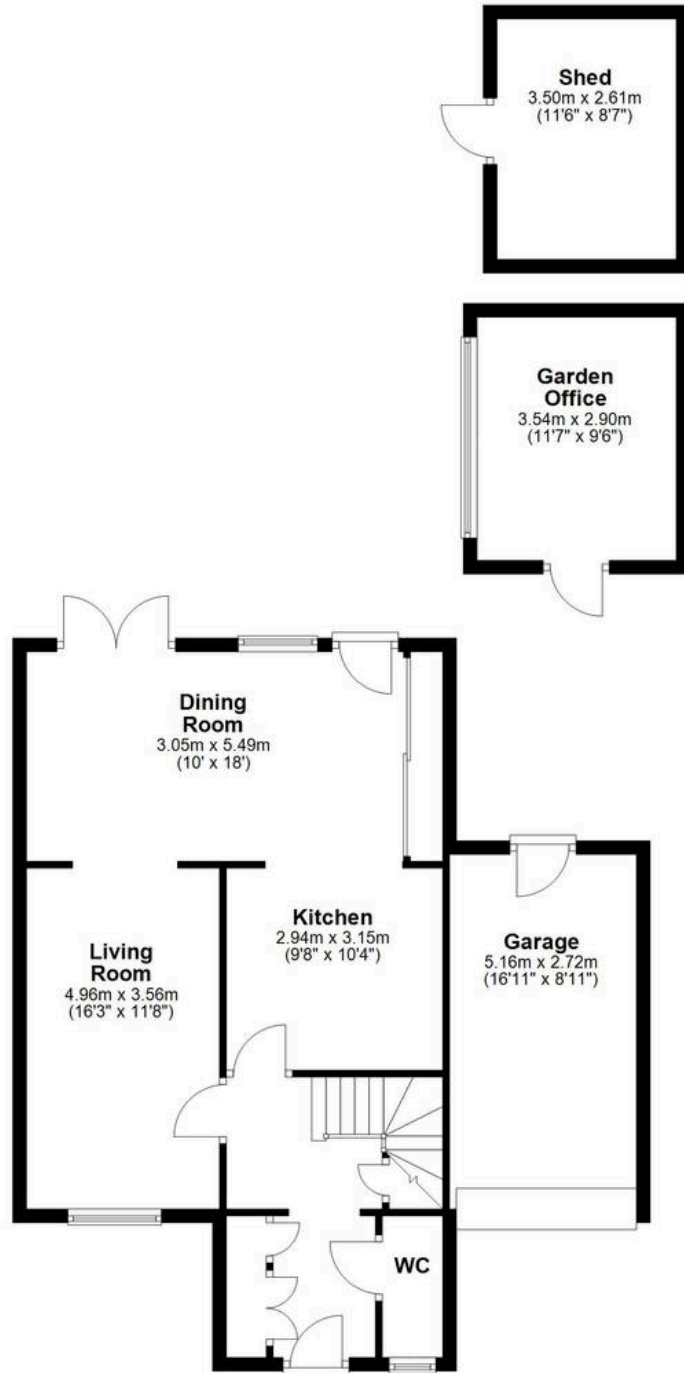
**Zeal Monachorum** is situated 8 miles northwest of Crediton, hidden within vast and tumultuous farmlands. Its name is of Latin origin 'Cella Monachorum' – meaning 'Cell of the Monks'. Like many Devon villages Zeal is home to a number of period properties, and buildings that have a strict conservation 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

**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.

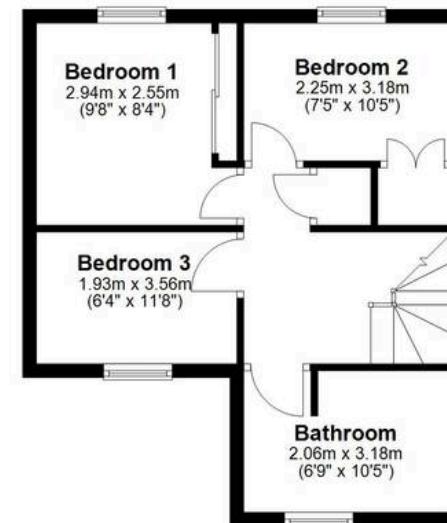
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**Ground Floor**  
Approx. 93.6 sq. metres (1007.7 sq. feet)



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



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



## Helmores

Helmores, 111-112 High Street - EX17 3LF

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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.