



Marika, Down St. Mary, EX17 6DY

Guide Price **£395,000**

Marika

Down St. Mary, Crediton

- Village edge detached home
- Wonderful views over surrounding countryside
- 4 bedrooms, bathroom and shower room
- Open plan living/dining onto garden
- Generous plot including large rear garden
- Mains gas central heating
- 2 receptions plus kitchen and potential utility
- Ample parking (4 vehicles) and garage
- No onward chain

Situated on the edge of the small village of Down St Mary, this detached family home has some beautiful views over the Mid Devon countryside. The village sits atop a hill, giving it the benefit of the views and light but without being isolated. There is a regular train service within a mile, plus a pub and a choice of village shops are within a short drive. The town of Crediton is approx. 5 miles away and has all of the usual amenities and Exeter is another 7 miles further on. Worth noting is the mains gas that Down St Mary benefits from, unlike many of the local villages.

Marika is a one off build and occupies a generous plot with ample parking and a large rear garden. The whole property is a blank canvass and just waiting for someone to move in and make it home. With the mains gas central heating powering underfloor heating on the ground floor, the layout is comfortable with a good-sized living/dining room





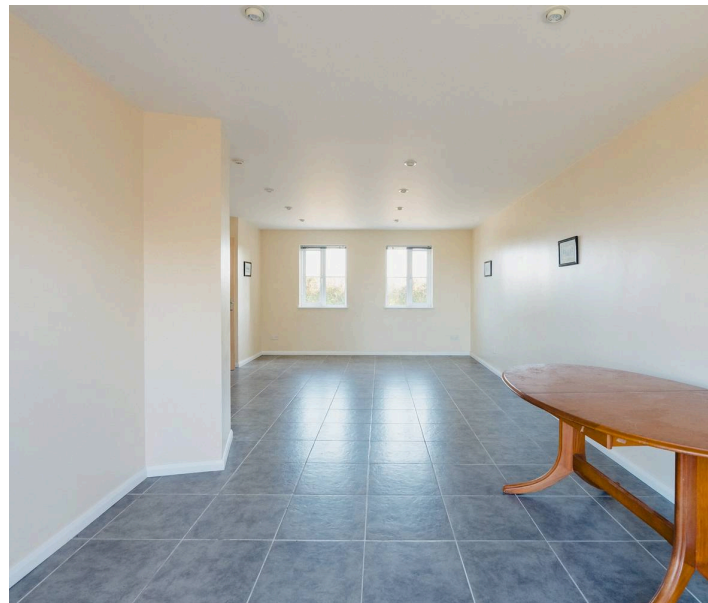
running front to back with doors opening out onto the rear garden. There's a well fitted kitchen with integrated appliances and an essential ground floor WC can be found off the main entrance hallway. We love the covered rear porch (with underfloor heating) to give access to the garage and (subject to permissions) this could be incorporated into part of the house and form a utility room quite easily. The garage could also be converted into a living space if desired as there's already the underfloor heating installed in here too! On the first floor are the four bedrooms, all taking in those wonderful rural views and these are served by a family bathroom (bath and separate shower) as well as a second shower room off the landing.

Outside is ample off-road parking to the front with plenty of space for larger vehicles or 3/4 cars. This leads to the integral garage. There's access to the side and the rear garden is a great size with plenty of space to play or grow your own produce. Currently, the generous garden has a decked seating area to the rear of the house with modern fencing and some shrubs and small trees. It's a great basis from which to create a suitable garden, whatever your interests maybe. The rural views can be enjoyed from the garden and decking.

Virtual Staging

We've created some virtually staged images for this property to spark your imagination and showcase furnishing ideas. Please note that these images are illustrative and the property is offered for sale unfurnished.

Agents' note: There is a right of way for a neighbour on the boundary of the garden but this has been fenced off so buyers should be aware but it doesn't impact on the enjoyment of the garden.



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.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon

Approx Age: 2000's

Construction Notes: Timber framed with block elevations

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

Drainage: Private septic tank

Heating: Mains gas central heating

Listed: No

Conservation Area: Yes

Tenure: Freehold

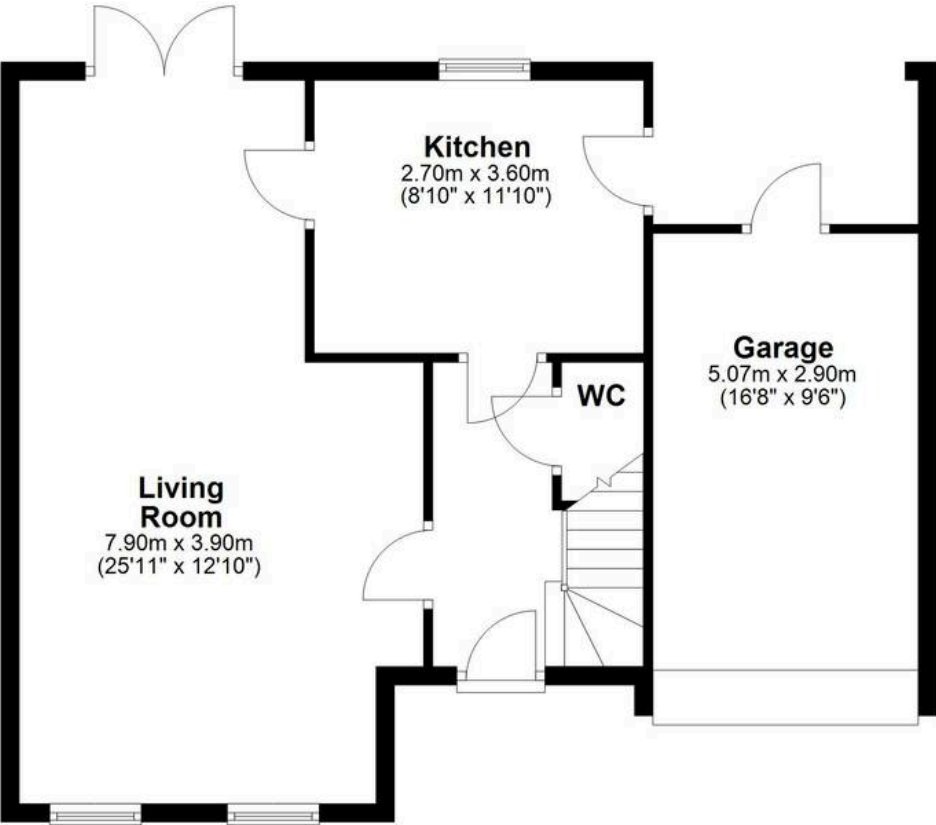
EPC : C

DOWN ST MARY is a small quiet village with a picturesque Green, a church and village hall. School children are collected in the village with junior children being taken to the modern primary school in the nearby village of Copplestone and senior children being taken to the excellent Queen Elizabeth's Community College at Crediton. There are many good restaurants and inns in the area and there is a 9-hole golf course only about one mile away. The village is situated 5 miles west of Crediton and 13 miles from Exeter.

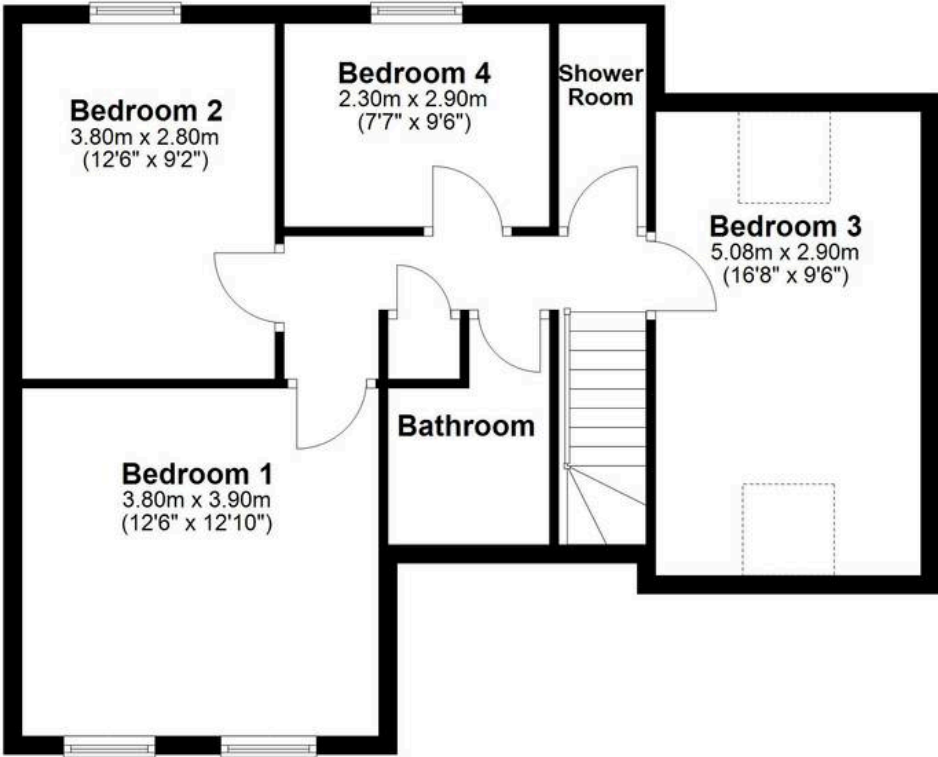
DIRECTIONS : For sat-nav use EX17 6DY and the What3Words address is [///reference.limit.script](#)



Ground Floor



First Floor





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.