



## Oak Tree House, Zeal Monachorum, Crediton, EX17 6DL

Guide Price **£645,000**

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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. 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 (ICW) too.

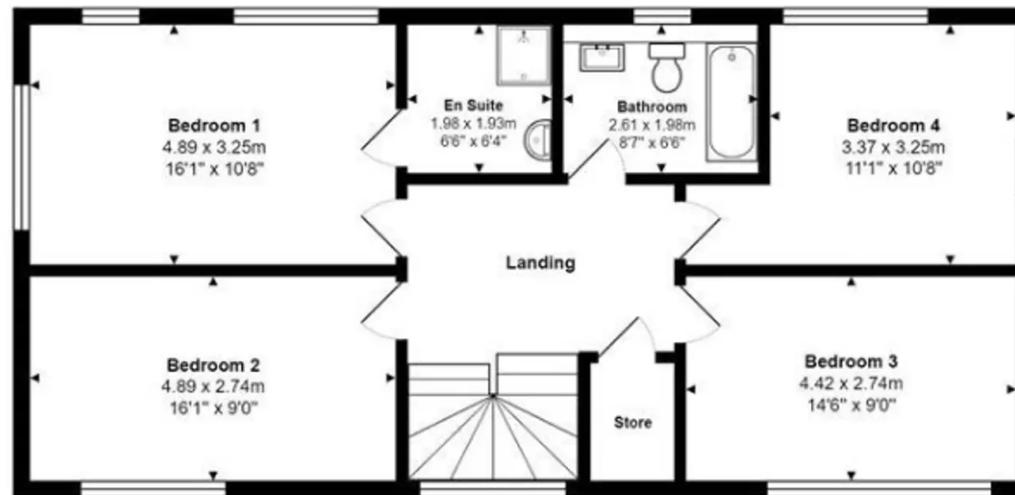
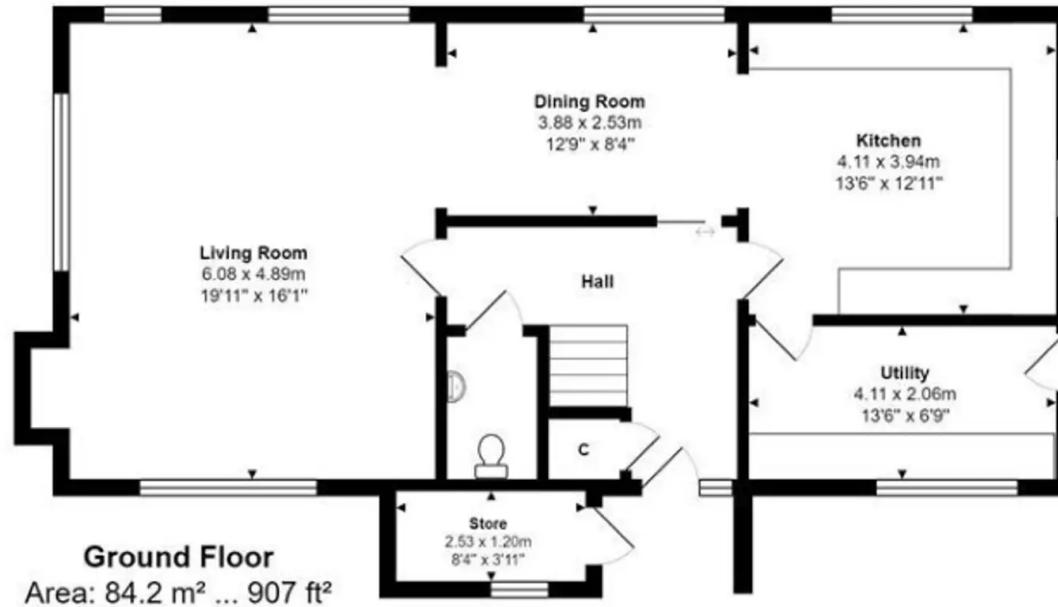
Oak Tree House (approx. 1771 sqft) is a Farmhouse style home with generous living spaces and a light and airy feel throughout with plenty of glass to take in the views. The layout is great with a large living room linked to the dining room which in turn leads to the farmhouse style kitchen. There's a great utility and WC too plus a store off the entrance porch – ideal for country living. On the first floor are 4 double bedrooms with an ensuite to the principal bedroom and a family bathroom, all leading off a central landing.

Outside is off-road parking along with an EV charge point. The garden has a great paved seating area to take in the rural vista and the remainder of the garden is lawned and can be fine-tuned by a new owner to suit their requirements.

AGENTS NOTES : There will be a management company set up to cover maintenance of the communal areas, driveway and private drainage system.

The CGI's and "fly through" are examples only and does not imply that the finishes shown will be those provided.





**First Floor**  
Area: 80.3 m<sup>2</sup> ... 864 ft<sup>2</sup>

**Total Area: 164.5 m<sup>2</sup> ... 1771 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

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