

*** ONLINE VERSION *** | Monks Close, CREDITON

Offers Over £199,950



DHC4825

Detached

3 Bedrooms

Superb modern 3 bedroomed detached bungalow in prime town location with larger than average sized garden and single garage benefitting from remainder of NHBC warranty

ENTRANCE HALL, SITTING ROOM, KITCHEN/DINING ROOM, 3 BEDROOMS, EN-SUITE SHOWER ROOM, FAMILY BATHROOM, AMPLE OFF ROAD PARKING, GARAGE, GOOD SIZED GARDEN, uPVC DOUBLE GLAZING, GAS-FIRED CENTRAL HEATING

DESCRIPTION This superb attractive modern detached bungalow is pleasantly situated in a sought after part of Crediton in a quiet residential cul-de-sac with pedestrian "short cut" to the town. It offers excellent 3 bedroomed accommodation with ensuite shower room, impressive fitted modern kitchen/dining room, living room, garage and off road parking for a few vehicles and having a good sized lawned garden to the front and side, with an enclosed patio area to the rear of the property.

CONSTRUCTION The property was recently built by Persimmon Homes Limited and finished to a high standard. It is constructed of rendered cavity walls with cavity insulation, uPVC double glazed windows, gas fired central heating and fully insulated tiled roof. The property carries the remainder of a 10 year NHBC guarantee.

CREDITON is an old Mid Devon market town with a wealth of history, being situated just seven and a half miles north-west of the Cathedral City of Exeter with the M5 motorway some 3 miles further on. The town is surrounded by unspoilt farmland in an area of great natural beauty. There is a regular daily bus service to Exeter plus train service to Exeter and Barnstaple and a local town bus, which covers most urban areas. The town is most famous for its ancient parish church and for being the birthplace of St. Boniface in 680 A.D. It has excellent schooling facilities at both senior and junior levels and a sports and leisure centre incorporating a superb new swimming pool. The town has an excellent

selection of shops including a Somerfield supermarket.

DIRECTIONS From the centre of Crediton High Street, turn into Searle Street and continue to the top of the hill, turning left at the 'T' junction (into Peoples Park Road). Continue along this road for about 300 yards into Alexandra Road. Turn right into Southfield Drive, proceeding up the hill taking the first right into Jocelyn Mead. Monks Close will be found at the far end.

The accommodation comprises, with approximate measurements:-

Double glazed front door to **ENTRANCE HALL** Radiator, central heating thermostat, smoke alarm, access to attic area. Separate entrances to

SITTING ROOM 12'6 x 11'9 (3.81m x 3.58m) Attractive light marble effect fireplace with fitted natural flame gas fire, t.v. aerial point, radiator, phone point, dimmer light switch. Twin glazed doors to

KITCHEN/DINING ROOM 21'8 x 8'8 (6.6m x 2.64m) Well equipped with a modern range of units affording ample base and wall cupboard storage each cupboard/drawer having a long chrome handle, laminated working surfaces with inset one and a half bowl stainless steel sink (mixer tap), inset 4-ring stainless steel gas hob with built-in stainless steel electric oven under, stainless steel cooker hood and splashback, wall tiling, 2 radiators. Digital central heating programmer. **UTILITY AREA** Space and plumbing for condensing tumble dryer and automatic washing machine, inset ceiling spotlighting and twin double glazed uPVC doors to rear garden.

INNER HALLWAY Airing cupboard with megaflo factory insulated hot water cylinder. Separate entrances to

BEDROOM 1 12' x 9' (3.66m x 2.74m) Range of built-in wardrobes, radiator, phone point, t.v. aerial point.

ENSUITE SHOWER ROOM Fully tiled shower cubicle, pedestal basin, low level w.c., shaver light / socket, extractor fan, ladder style heated chrome towel rail.

BEDROOM 2 12'3 x 8'5 (3.73m x 2.57m) maximum. Radiator, phone point.

BEDROOM 3 8'8 x 6'9 (2.64m x 2.06m) Radiator, phone point.

FAMILY BATHROOM Panelled bath, wash hand basin, close coupled low level w.c., tiled surrounds.

OUTSIDE

Drive-in from the quiet cul-de-sac to **AMPLE TARMAC OFF ROAD PARKING AREA** which also gives access to

TILED ROOF GARAGE 16'10 x 8'6 (5.13m x 2.59m) Up and over door, electric light, power point, roof storage area.

The property stands in a good sized mainly lawned garden. Timber pedestrian gate at side leading to **FULLY ENCLOSED BRICK PAVED PATIO AREA**, benefitting from easy to maintain raised flower beds and paved footpath to **SIDE GARDEN** laid to lawn and the whole surrounded by timber fencing giving good privacy and security.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



