



Waie Gardens

Zeal Monachorum, Crediton, Devon, EX17 6DF

Offers in excess of £360,000





Description

A lovely family home situated in an off road position with an open rural outlook to the front and level rear gardens with outside entertaining area and an insulated home office/playroom. The downstairs area offers lots of easy flowing living space with in particular, the nearly 20' dining area with patio doors to the private rear gardens. Viewing recommended.

The entrance hall boasts storage to one side and has a door to the downstairs WC. The inner hall includes the staircase to the first floor with a cupboard under and access to the sitting room and kitchen. The sitting room boasts a picture window to the front, electric fire and an arch to the impressive dining room with fitted storage to one wall, space for a large dining table and doors to the rear. The kitchen is open plan from the dining room and is fitted with white gloss units and integral appliances with a door back to the hall. The first floor consists of the three good size bedrooms with built in wardrobes to the two double bedrooms, both with an outlook over the rear garden. The modern family bathroom is also well fitted with a shower over the bath.

Outside there are front gardens with a driveway to the garage while the rear gardens feature a covered outside entertaining area, garden shed/store and an insulated shed used as an office/playroom.



Location

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 – 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).



Directions

What2Words: [///pacemaker.fruitcake.kickers](http://pacemaker.fruitcake.kickers)

Material Information

- EPC Rating: E
- Mains electricity, water and drainage. LPG gas central heating and hot water.
- Mid Devon District Council - Band D.
- Freehold.
- Parking: Garage with electricity connected and driveway parking to the front.
- Schooling: The school bus picks up for the catchment schools of Bow Primary and Queen Elizabeth Secondary.



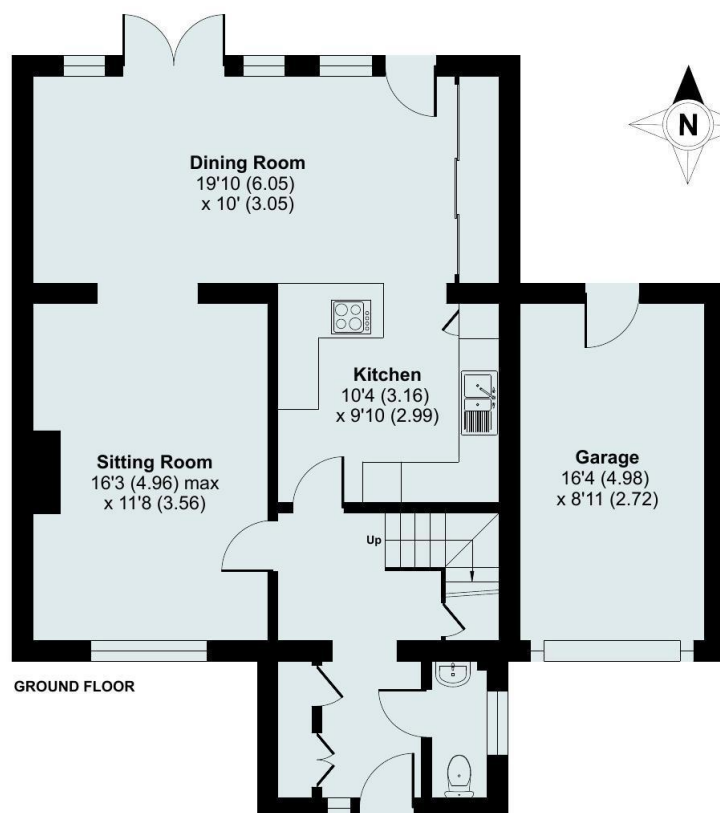
Stockwood 4 Zeal Monachorum, Crediton, Devon, EX17

Approximate Area = 1134 sq ft / 105.3 sq m

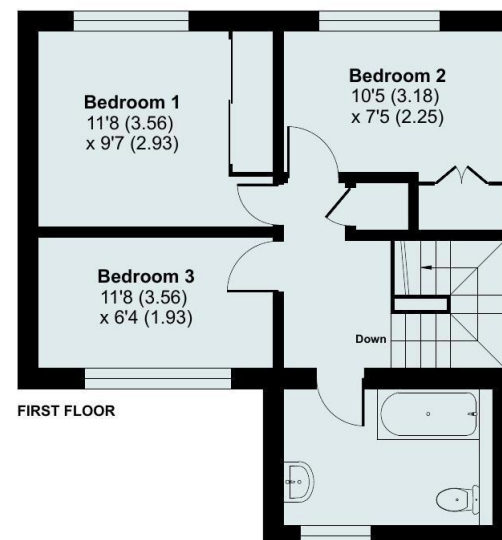
Garage = 145 sq ft / 13.4 sq m

Total = 1279 sq ft / 118.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nitchecom 2026. Produced for Bradleys. REF: 1520834



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