



- **Lovely 4 bedroom family house**
- **Individual detached house on the edge of town**
- **Ensuite to master bedroom**
- **Generous room sizes**
- **Ground floor study plus WC/utility**
- **Town and countryside views**
- **Level gardens and parking area**
- **Off road parking for 4 vehicles**



Guide Price £525,000

HELMORES
SINCE 1699

MARLEW HOUSE
CREDITON EX17 1EG



Marlew house is an individual one-off modern detached house located on the extreme outskirts of CREDITON, enjoying much privacy and seclusion being approached by a private driveway leading off the very top end of Old Tiverton Road. The town centre, with its wide range of amenities, is within walking distance, as is the library, the leisure centre (with swimming pool) etc.

The house offers excellent and well-proportioned 4 bedroomed family accommodation with many rooms having a dual aspect. There is a kitchen/breakfast room which could be opened up into the dining room and a generous living room. For those looking to work or study away from the bedrooms, there is also a ground floor study. As one would expect of a house of this type, there is a utility room and WC which complete the ground floor. On the first floor are 4 bedrooms with the master having fitted bedroom furniture and an en-suite shower room. The whole house benefits from mains gas central heating and double glazing.

The garden is a superb feature of the property, and extends mainly to the south and east, being well maintained with level lawned areas, most of which enjoy tremendous privacy and seclusion. There is a large patio and a summerhouse in the far corner which, during the winter, enjoys open rural views and during summertime, has a lovely leafy wooded outlook. There is ample parking for several vehicles plus an attached double garage.

Please see the floorplan for room sizes.

Council Tax: E Mid Devon 2022/23 £2752.40

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

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

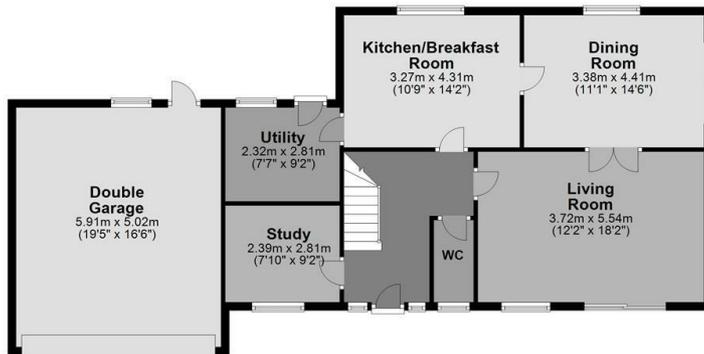
Tenure: Freehold

DIRECTIONS : From the High Street in the centre of CREDITON, turn off into Market Street and into the town square, follow the road into Parliament Street, and Belle Parade. At the mini roundabout at the bottom of Jockey Hill, take the 2nd exit into Blagdon, and next left into Old Tiverton Road. Proceed to the very top of the road, and Marlew House is the very last driveway on the left hand side before leaving the town.
What3Words: ///luckier.potential.synthetic

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, CREDITON is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s) – with an Ofsted “outstanding” sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

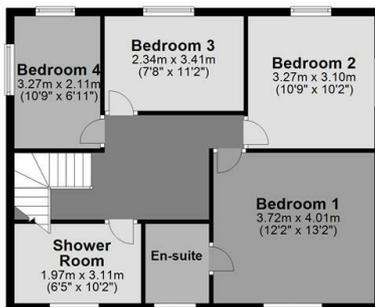
Ground Floor

Approx. 106.6 sq. metres (1147.4 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.6 sq. feet)



Total area: approx. 169.1 sq. metres (1820.1 sq. feet)



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