



## 2 Wells Terrace, Cheriton Fitzpaine EX17 4JF

Guide Price £350,000

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## 2 Wells Terrace

Cheriton Fitzpaine, Crediton

- Simply Stunning Semi-Detached House
- Lovely village location with amenities
- Three bedrooms & a study
- Off-road parking, enclosed garden & workshop
- Short walk to a great foody pub
- Superb family bath & shower room
- Living room with wood-burning stove
- Kitchen diner with larder/pantry
- Central heating & double glazing
- Character features & superbly presented

2 Wells Terrace is a period semi-detached house, situated in a tucked away position in the heart of Cheriton Fitzpaine, a lovely Mid-Devon village, with all its amenities (see village description) and just a short walk from a highly regarded foody pub.



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The character accommodation is superbly presented throughout, it offers three bedrooms, served by a family bath & shower room on the first floor. Downstairs we have a study/games room – Perfect for working from home, hobbies or for all the children's toys! The living room is lovely with its fireplace & wood-burning stove, with a sizeable kitchen diner running along the back, looking over the rear garden and trees beyond & including a Belling twin oven, hob & extractor. There is central heating via an electric boiler & grey double-glazed windows too.

Outside we have off-road parking on the driveway (4.5m long x 4.2m wide) and a great workshop (skylight, light & power points). The gardens are found to the rear and side, with access from the side gate or dining area – It is made up of a lawn, paved & stone chipped seating areas and runs 13m long and comes around in an L-shape with fencing to make it child & dog friendly.

Please see the floorplan for room sizes.

Current Council Tax: C (£1,942pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Central heating via electric boiler & traditional rads

Listed: No

Tenure: Freehold



CHERITON FITZPAINE sits in a vast and hilly lowland region of Devon, the village is 9 miles from the City of Exeter and 1.5 miles northeast of the Crediton/ Tiverton A3072 road – a route that could be argued to be one of the most stunning sunset drives in the county. The village appears timeless and has many listed cottages with the classic poured custard thatched roofs. Notably there's also a gothic church, known for its hard edges and sharp peaks. There are two pubs, The Ring of Bells and The Half Moon Inn – both of which are unique, but equally Devonian in spirit. Cheriton Fitzpaine is a substantial size and has a multi-million pound primary school, a community shop and Doctor's surgery plus nearby Thornes Farm Shop, Café & Deli which is home to some exceptional quality homegrown produce. Local children are fortunate to be able to use (acquire grass stains in!) and shoot hoops in 'Jack's Acre', a large playing field/ park maintained by the parish council.

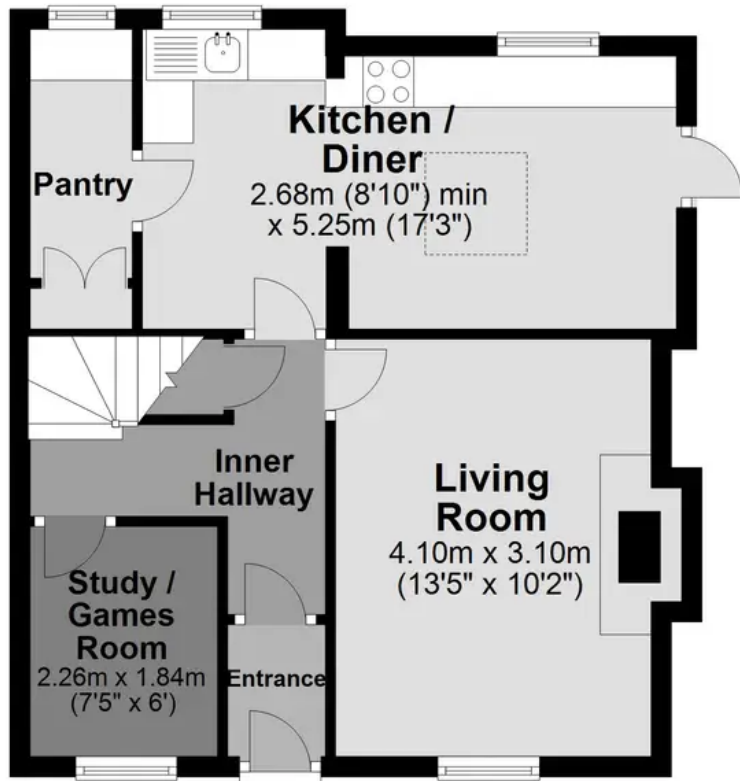
DIRECTIONS: For Sat-Nav use EX17 4JF

What3Words: ///invented.appealing.awoken



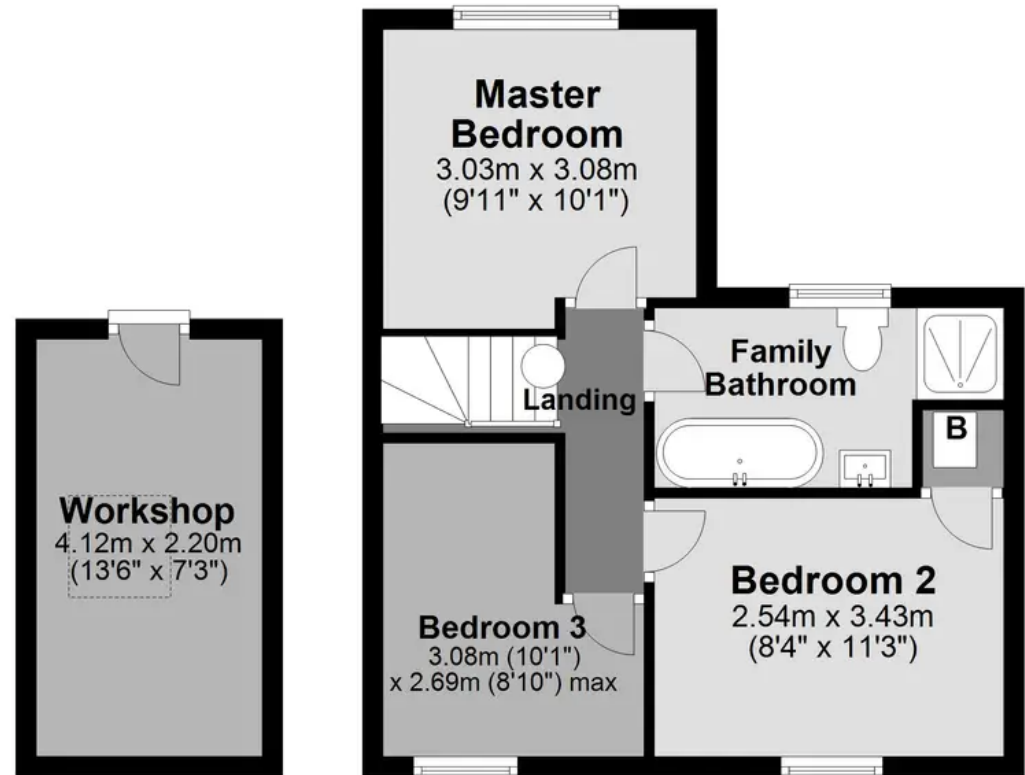
## Ground Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



## First Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



Total area: approx. 79.3 sq. metres (853.6 sq. feet)

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