



10 Sanders Lea, Cheriton Fitzpaine, Crediton EX17 4BL

Guide Price **£290,000**

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10 Sanders Lea

Cheriton Fitzpaine

Completed in 2021 by Westhaven Homes, Sanders Lea is a small, select development of village homes, designed to be in keeping with this mid Devon village. With open spaces, differing designs and varying elevations, it's a unique mix of modern properties with character. Each property was built to provide superb energy efficiency, modern design and spacious rooms, which all come together to create fantastic family homes. The development is served by an on site gas supply (acts like mains gas) and each property is metered so for a village without mains gas, this is a real bonus. The heating is then underfloor with individual room thermostats to provide total control of each room or zone within the house.



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This is a rendered 3 bedroom home with a level plot and presented in first class "Show home" condition throughout. The entrance hall gives access to a modern, sleek kitchen with integrated appliances and low profile countertops. There's a spacious living/dining room with large cupboard (housing IT equipment etc) and the living room opens out into the rear garden. A ground floor WC completes this level. On the first floor are 3 good sized bedrooms with the master bedroom having a stylish ensuite shower room.

Outside, there's off-road parking for 2/3 vehicles to the side and a gated entrance to the level and enclosed rear garden (approx. 10m x 8.5m) which is mainly laid to lawn. There's a paved seating area and the current owner laid a concrete pad with a good sized shed 2m x 3.4m (available by separate negotiation) which acts as a versatile store for bikes and outdoor equipment in lieu of a garage.

Please see the floorplan for room sizes.

Council Tax: C (Mid Devon 2021/22 £1931.80)

Utilities: Mains water, electric, gas, telephone & broadband (up to 67mb)

Drainage: Mains drainage

Heating: Gas underfloor heating

Listed: No

Tenure: Freehold



Agents notes: There is a management charge of £25 per calendar month for a company to take care of the grounds on the estate.

NHBC Buildmark Warranty - The property was built in 2021 and benefits from the remainder of the original 10 year warranty.

DIRECTIONS : From Crediton, take the A3072 towards Tiverton. After approx. 3 miles, turn left at Coffin Tree Cross as signed to Cheriton Fitzpaine. Upon entering the village, turn right at the Half Moon Inn and continue past the primary school (on your left) and the entrance to Sanders Lea will be found on your left. As you enter the development, turn right and the property will be found on your right.

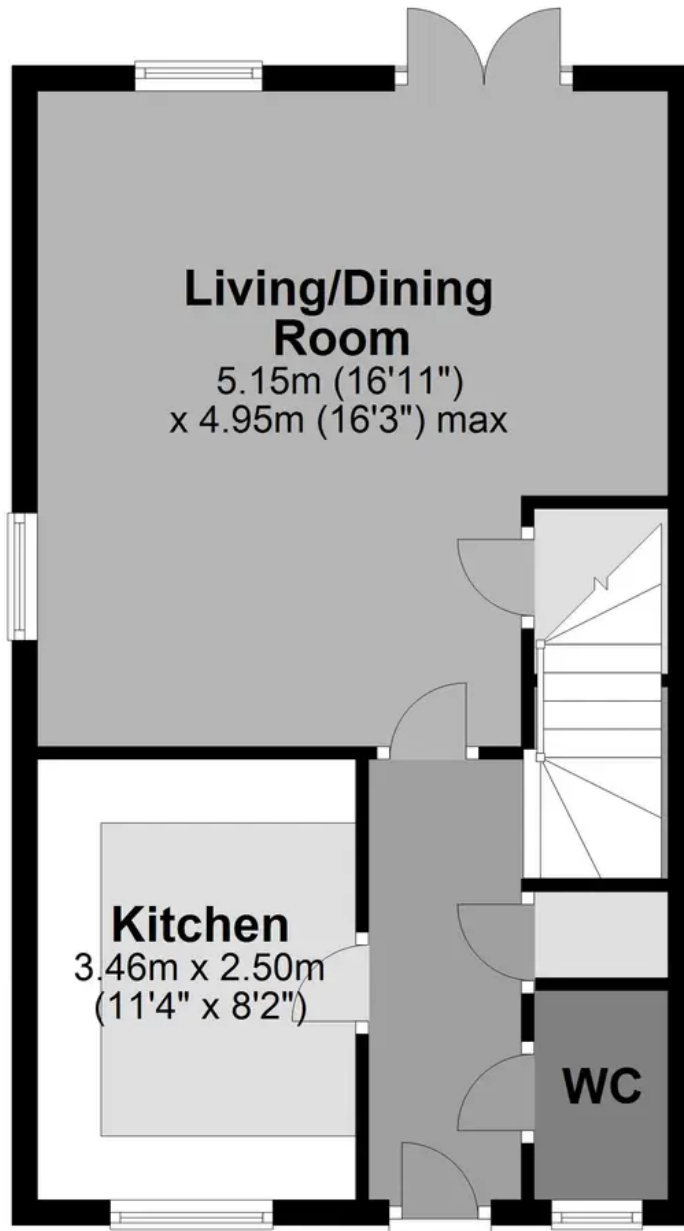
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CHERITON FITZPAINE sits in a vast and hilly lowland region of Devon, the village is 9 miles from the City of Exeter and 1.5 miles northeast of the Crediton/ Tiverton A3072 road – a route that could be argued to be one of the most stunning sunset drives 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.



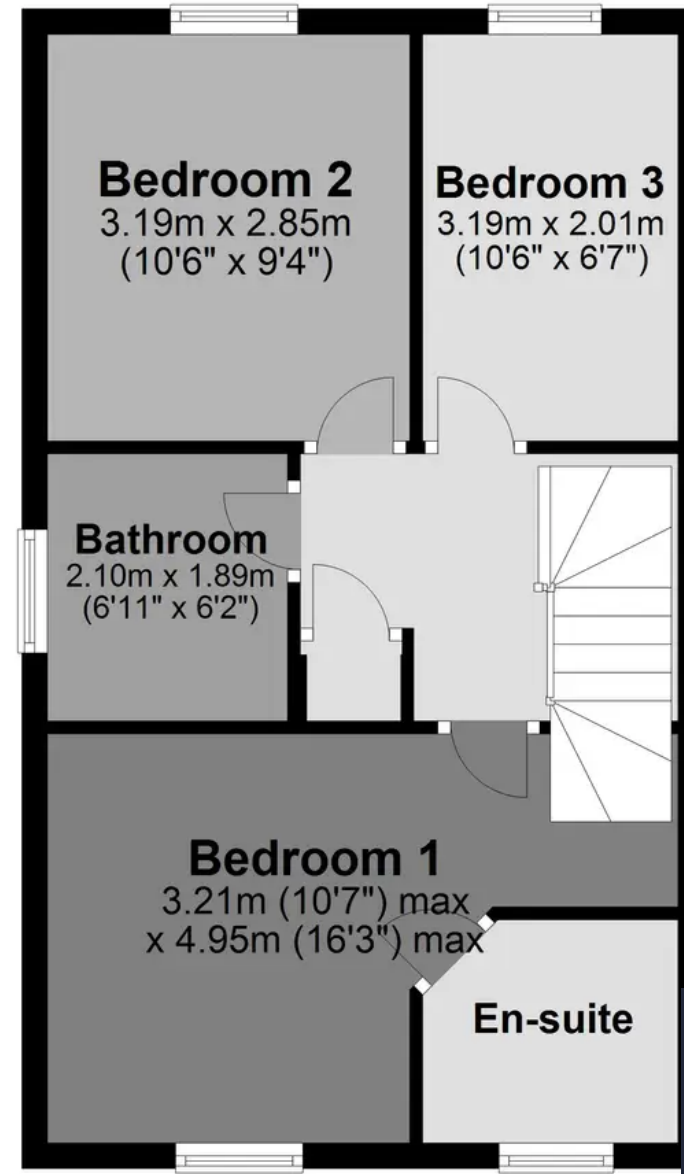
Ground Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 86.2 sq. metres (928.3 sq. feet)

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