



## 20 Chapel Park, Spreyton EX17 5DR

Guide Price £520,000

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# 20 Chapel Park

Spreyton, Crediton

- Detached modern village property
- 4 Double bedrooms
- Views over surrounding countryside
- Ensuite to master bedroom
- Well maintained garden
- Garage & parking
- Study
- Woodburning Stove
- No onward chain

Chapel Park is an exclusive small development within the desirable village of Spreyton, the house offers space and light and has been well maintained to a high standard. The countryside views and peaceful village location are what sets this property apart.

Upon entering the property you immediately get a sense of the quality of this home, it was built by a reputable developer and the finishes and extra touches are above what you may expect from a build of this age. The hallway is light and spacious, there's a study and a WC off from here and then a door into the lounge,



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there's a feature fireplace with multi-fuel woodburning stove and double doors into the dining room, this room has plenty of space for a large table great for social occasions. The Kitchen is large and enjoys stunning views from the glazed area, it has a good array of built in shaker style units, including integrated full fridge, full freezer, dishwasher and eyelevel NEFF double oven. The utility room to the side has a sink and space for washer and dryer and has a door leading to the side of the property.

Upstairs there are 4 double bedrooms, two to the front and two to the rear, one of which is the master bedroom with ensuite shower room and enjoyment of the views. The family bathroom has a modern white suite with a shower over the bath, there's plenty of storage and an airing cupboard on this floor. The heating is from an air-source heat pump and the house has uPVC double glazing throughout.

The garden really stands out at the property, it's laid to lawn with decorative boarders and a patio area for outdoor dining and is well enclosed for pets. The views stretch for miles over the patchwork of Devon fields and it's a delight to sit and enjoy this part of the home.



Please see the floorplan for room sizes.

Current Council Tax: Band E - West Devon 2024/25 - £2,774.01

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Air-Source heat pump central heating & woodburning stove

Listed: No

Tenure: Freehold

SPREYTON is a pastoral village, a whisker to the north of Dartmoor National Park. The lands here are high and open, with sweeping views, dry stone walls and roving winds. The village is legendary for its connection to the cherished character 'Uncle Tom Cobley' of Devon folklore. It is thought that his infamous trip to Widcombe Fair (from the song) may have started in what is now the Tom Cobley Tavern - a family run pub, with a distinctive thatched bar and winner of the 2016 (and 2015) 'Exeter and East Devon's CAMRA Rural Pub of the Year' award. Supposedly, the local churchyard is also the final resting place of 'Tom Cobley' - but who really knows? Spreyton primary school is small, with a handful of pupils and benefits from attentive, dedicated teachers. For amenities there is a friendly, well-stocked village shop.

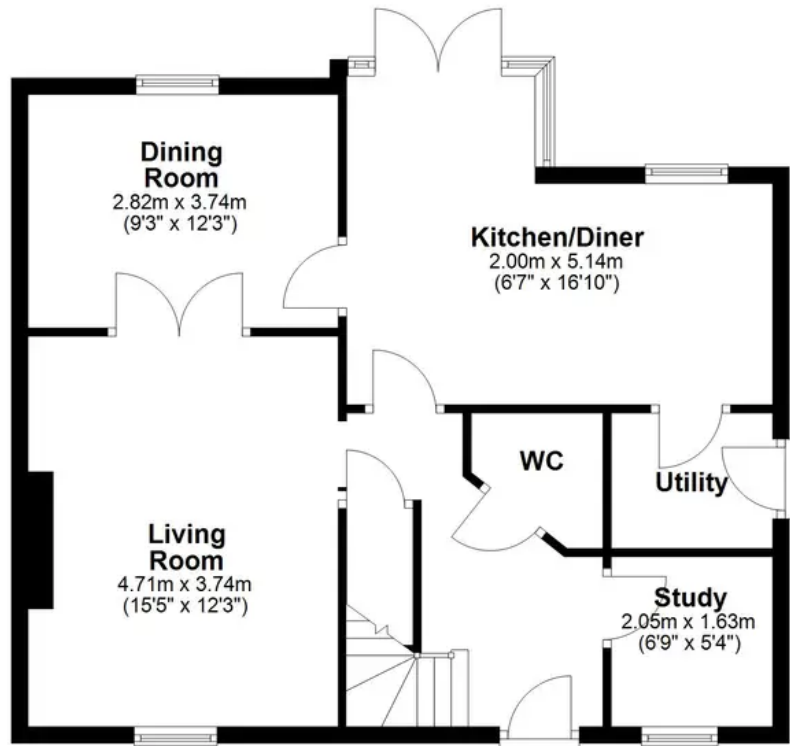
**DIRECTIONS:** From Crediton take the A377 to Copplestone then take a left turn sign posted to Okehampton, upon entering Bow, take a left turn onto Station Road and continue on this road until you reach the village of Spreyton, Chapel Park can be found on the right and no 20 is around to the right hand side.

What3Words: [///move.spotty.broached](https://www.what3words.com/move.spotty.broached)



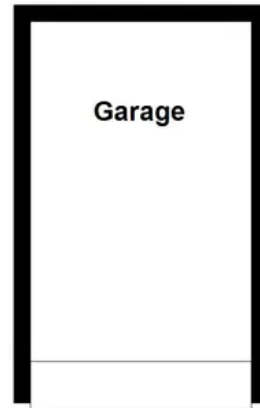
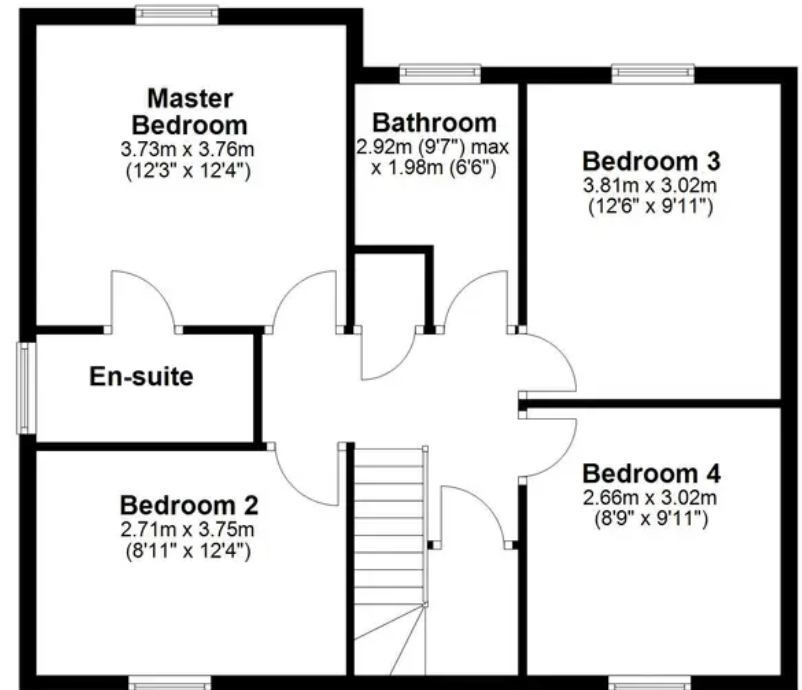
### Ground Floor

Approx. 77.0 sq. metres (829.2 sq. feet)



### First Floor

Approx. 65.2 sq. metres (702.0 sq. feet)



Total area: approx. 142.3 sq. metres (1531.2 sq. feet)



# Helmores

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