



7 Cherry Meadow, Cheriton Fitzpaine

Guide Price £325,000

7 Cherry Meadow

Cheriton Fitzpaine, Crediton, EX17 4JX

- Detached 3 bedroom bungalow
- Village location with bus and local shop
- Level plot with easy access
- Well presented accommodation
- Modern kitchen and shower room
- Front and rear gardens
- Garage, office/workshop and parking
- No chain

Cheriton Fitzpaine is well situated within easy reach of Crediton, Exeter and Tiverton and is popular with those looking for a traditional Devon village that has kept up with the times. There's a fantastic community shop, 2 pubs and a modern primary school (bus to Crediton for secondary school). The village is a mix of older character properties as well as some more modern builds. Cherry Meadow is a centrally located cul-de-sac of bungalows and as such is a short walk from the village centre. No 7 has a good sized plot with level front and rear gardens, plenty of off-road parking and a garage with adjoining office/workshop.

The accommodation has been well looked after and there's little for a new owner to do. The décor is neutral, it's fantastically clean and also empty with no onward chain meaning a new owner could be in pretty quickly.





There's a modern external central heating boiler which is run on oil (there is no mains gas in the village) plus Upvc double glazing. The kitchen and shower room have been updated and offer plenty of storage space. The living/dining room runs across the front with plenty of light and an outlook to the front garden. There are 3 bedrooms and the family shower room (bath was replaced with a walk in shower).

Outside are good sized gardens to the front and rear plus it sits fairly centrally in the plot so there's plenty of space and access can be gained to both sides. The garden faces south at the front, meaning plenty of light. It's predominantly lawned with planted beds and a good sized drive leads to the garage. To the rear of the garage is an office/studio/workshop with power and light which would suit a range of uses. The rear garden is mainly lawn with a paved patio making the most of the sun (when it shines) and a small pond. The outside is every bit as good as the inside and will not disappoint.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1970's

Construction Notes: Standard brick cavity under tiled roof

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating

Listed: No

Conservation Area: 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 4JX and the What3Words address is [///drew.facelift.twitches](https://www.what3words.com/#!/drew.facelift.twitches)

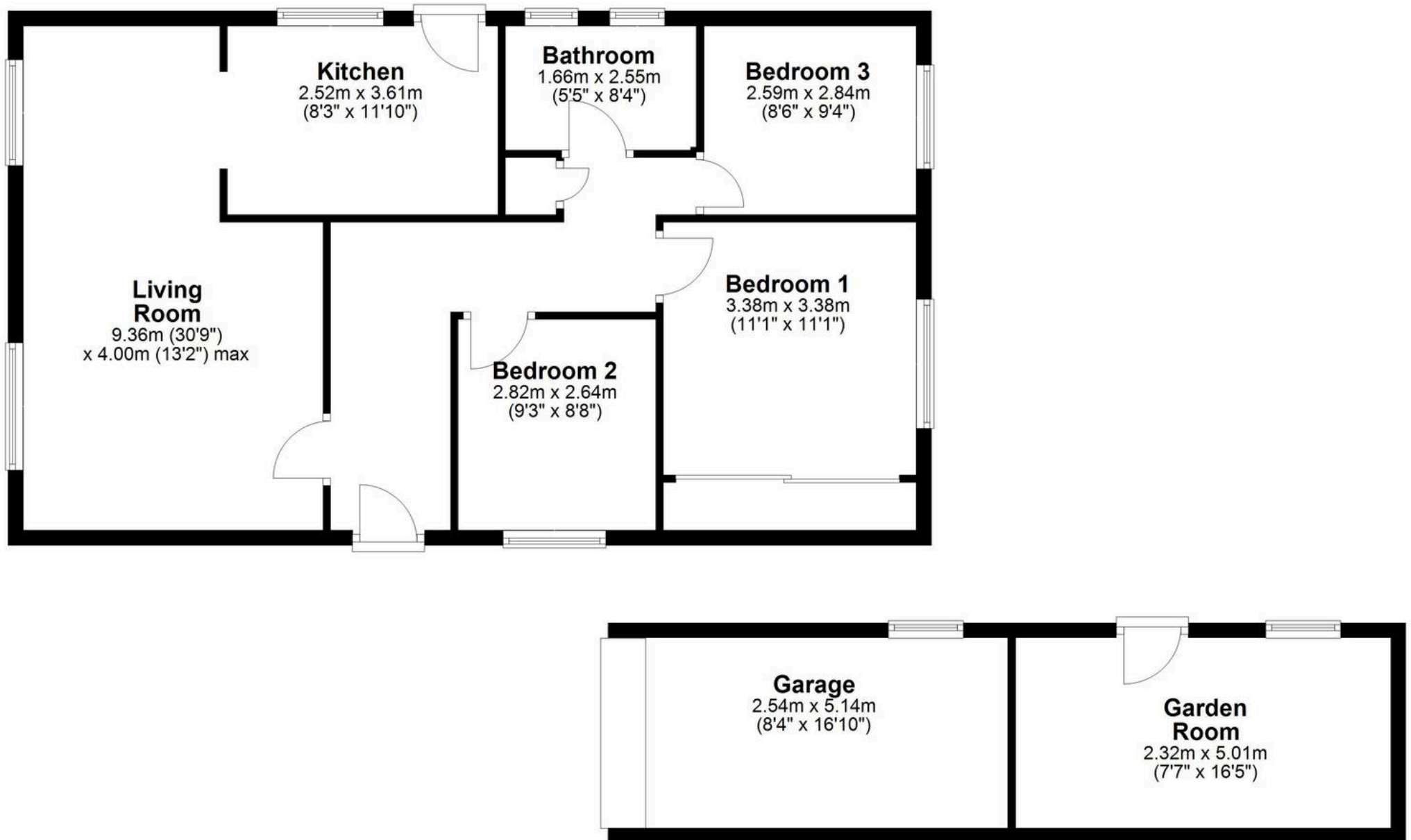
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed towards Tiverton on the A3072. Approx. 2 miles from leaving Crediton, take the left turn as signed to Cheriton Fitzpaine at Coffin Tree Cross. Follow the lane until you reach the village. With The Half Moon Inn on your left, turn right at the junction and then second right into Cherry Meadow and then immediately left. No 7 will be found on your left.



Ground Floor

Approx. 110.8 sq. metres (1192.2 sq. feet)



Total area: approx. 110.8 sq. metres (1192.2 sq. feet)



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