



# 1 Cleeve Meadow, Cheriton Fitzpaine

Guide Price £325,000



# 1 Cleeve Meadow

Cheriton Fitzpaine, Crediton, EX17 4BP

- Built in 2022
- Popular village location
- 3 Bedrooms
- Ensuite to the master bedroom
- Garage & parking
- Open plan kitchen/diner
- Garden to the front and rear
- Air source heating
- Less than 10 miles from Exeter
- Excellent village pub

Cheriton Fitzpaine is a picturesque Devon village, full of character properties, an excellent pub, a local shop and a thriving community. The village has great walks along footpaths and country lanes and the benefit from being only 10 miles from the Cathedral city of Exeter and just 4 miles from the market town of Crediton. This property was built in 2022 in just a small development of prestigious homes.

The kitchen/diner is a lovely space to enjoy cooking and socialising, there are many upgrades in this space including all NEFF appliances and quartz worktops. The units are a grey shaker style with integrated fridge, freezer, dishwasher, washing machine along with a double eye level oven and 4 ring induction hob. There is room for a large farmhouse style table and bespoke bi-folding glass doors lead through to the south facing lounge. There is a downstairs WC and understairs storage.





Upstairs the master bedroom has views over the garden and an ensuite shower room, there is a further single bedroom to the rear and a double bedroom to the front of the property. The family bathroom has a white suite bath with shower and glass screen over. There is uPVC double glazing throughout and the heating is from an energy efficient air source heat pump.

Outside to the front is a south facing garden laid to lawn with a path (the neighbour has a right of way over this path). The rear garden is fully enclosed and tiered with a patio area to enjoy outdoor dining with a gate to the side and the top tier is laid to lawn with a side access door to the garage. The single garage has an up and over door and a parking space to the front.

Please see the floorplan for room sizes.

Current Council Tax: C

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800mbps

Drainage: Mains drainage

Heating: Air source heat pump

Listed: No

Conservation Area: No

Tenure: Freehold





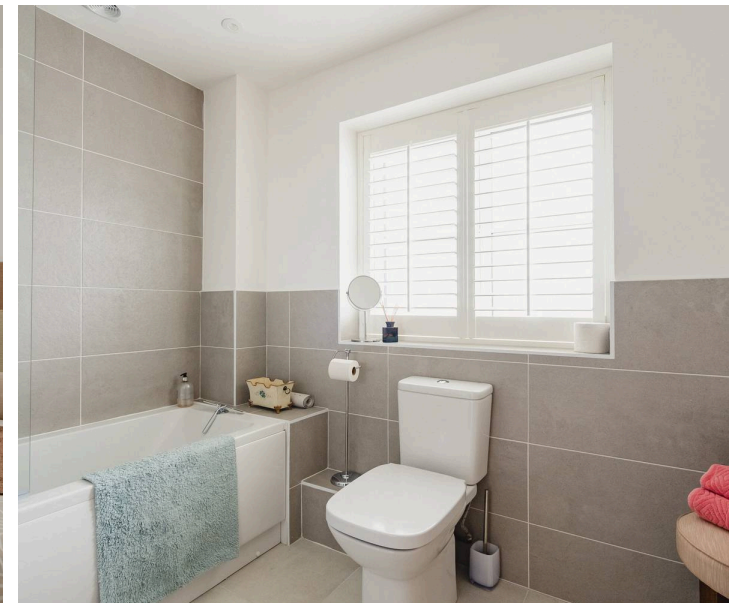
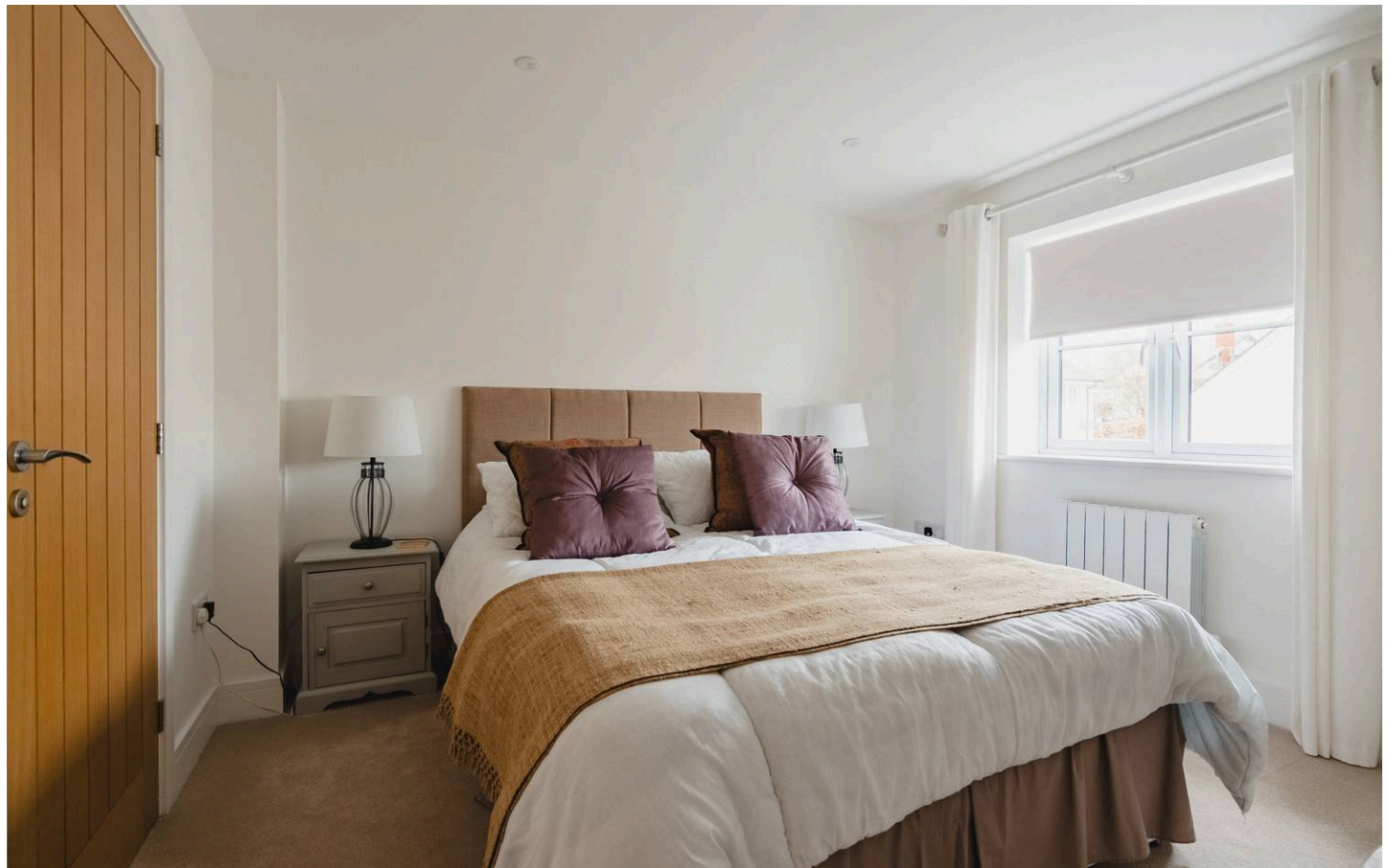
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

**CHERITON FITZPAINE** is a quintessential mid-Devon village. The village centre is full of character thatch cottages surrounding the church and ancient inn, on the outskirts are newer estates full of families attracted by its modern primary school (OFSTED Good). The village also has a doctor's surgery, and community-run shop, while 'Jack's Acre' offers local children a large playing field/park maintained by the parish council. Follow the road leading to the A3072 and the nearby towns of Crediton and Tiverton are around 15 minutes away. This route also takes you past Thornes Farm Shop with its café, shop selling gifts and field-fresh produce.

#### DIRECTIONS

From Crediton take the A 3072 towards Tiverton, continue on this road until you reach a left turn signposted to Cheriton Fitzpaine. Upon entering the village take a right turn and no 1 Cleeve Meadow can be found along to the left.

What3Words: ///slightly.dolphin.operating

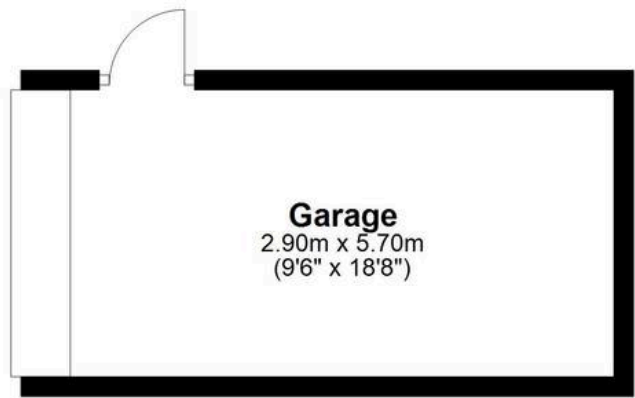
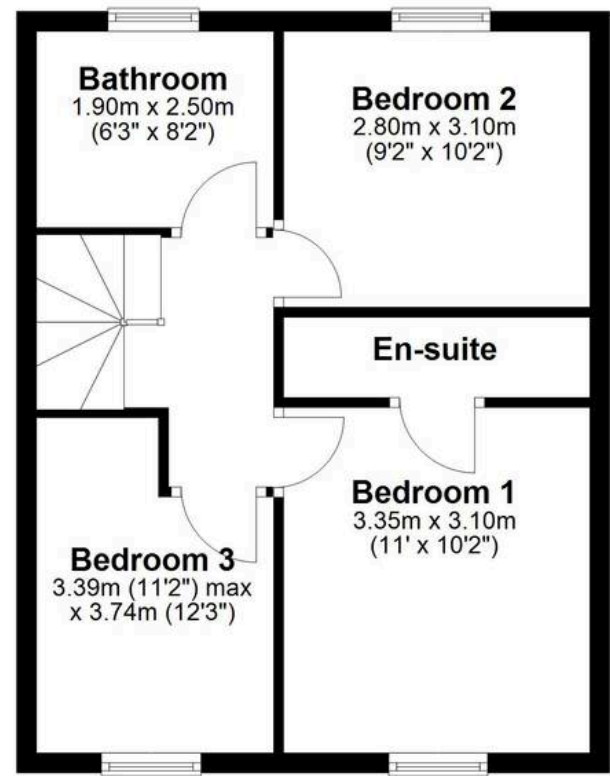




Ground Floor



First Floor







## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.