



- **Modern 3 bedroom detached house**
- **Tucked away position in the village**
- **Master bedroom with en-suite shower room**
- **Fabulous open plan kitchen/dining room**
- **Separate dining room and utility**
- **Living room and conservatory**
- **Wrap around gardens and parking**

Guide Price £400,000



HELMORES
SINCE 1699

FIR TREE HOUSE
Thorverton, EX5 5NG



Thorverton is a pretty and popular village located in the Exe Valley. It is ideally situated for Exeter and has a fantastic community with local societies and clubs, shops and pubs. The village has a range of properties to suit most buyers but there is often plenty of competition as it's a lovely place to live!

Located off a central village road, Fir Tree House was built in about 2000 by a local building firm and has been a fantastic family home for the current owners. The house is of brick construction with a slate roof and has double glazing and gas central heating throughout plus an open fire to the living room. The current owners have further improved the house during their time with the addition of a conservatory at the rear and the creation of a fabulous, light and spacious kitchen/dining room which has given a heart to this already well positioned house. There are integrated appliances and a dual fuel range (available by negotiation). In addition to the kitchen, there is a useful utility room and WC (handy in a family home) and also a separate dining room which could be used as a study to work from home or indeed as a ground floor 4th bedroom. The living room has double doors out into the conservatory which enjoys the outlook over the gardens to the rear. Upstairs are 3 bedrooms and the family bathroom and the main bedroom has an en-suite shower room.

Outside, the front garden sets the property back from the private drive (one more property passes this one) and there's a driveway for off-road parking. It is worth mentioning that more parking could be created here if required. The remaining garden lies to the side and rear with lawns, planted flower beds and seating areas. It is a lovely garden and a surprising amount of space with all of the various areas. There is a garden shed and room for further storage or a greenhouse if desired.

Please see the floorplan for room sizes.

Council Tax: E (Mid Devon)
 Utilities: Mains water, electric, telephone & broadband
 Broadband: Estimated 67Mb by EE
 Drainage: Mains drainage
 Heating: Gas central heating
 Listed: No
 Tenure: Freehold
 EPC : D

DIRECTIONS :

From Crediton, proceed through the village of Shobrooke and onto Thorverton. When reaching the village itself, you'll arrive at a junction, bear left onto Bullen Street. On the right, you'll see The Exeter Inn. Turn right immediately before the pub into a private drive and proceed in. Fir Tree House will be found on the right.

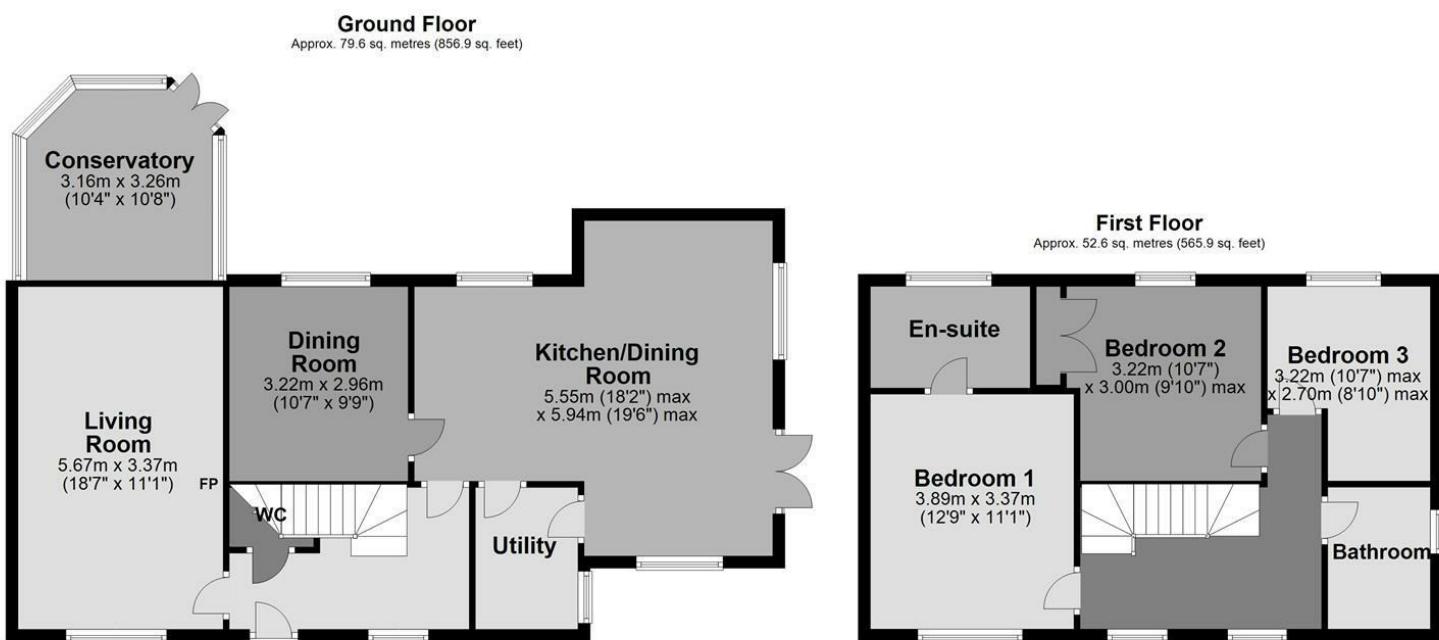
From Exeter, leave Exeter at Cowley, heading towards Bickleigh. Proceed through Stoke Canon and Rewe until reaching The Ruffwell Inn and turn left to Thorverton. Continue into the village, through the centre and pass The Thorverton Arms on your left. Continue along Bullen Street and turn left immediately after The Exeter Inn into a private drive and proceed in. Fir Tree House will be found on the right.

THORVERTON is a very sought after village lying a few miles north of Exeter and with easy access to the M5 motorway. The village is extremely pretty having a number of old thatched cottages around a pretty village green with stream. The village has a church, two public houses, and thatched cob cottages. It also has a doctor's surgery, local store, post office and an excellent primary school with a good reputation. There is a school bus service to Crediton for the older children.

COVID-19 SAFETY POLICY

We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helmores.com/staysafe

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.



Total area: approx. 132.2 sq. metres (1422.8 sq. feet)



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