



# Cartwheels

Spreyton | Devon | EX17 5DY

STUART  
OLIVER  
RESIDENTIAL

## Property Location

EX17 5DY

A beautifully presented three bedroom detached home located in the sought after village of Spreyton. The property has a spacious reception room, a good size modern kitchen/diner and a cloakroom. Upstairs there are three bedrooms and an en suite shower room and family bathroom. Garden and parking.

- 8 Year old detached home
- Sought after village location
- Three bedrooms
- Ensuite and family bathroom
- Wonderful views
- Spacious reception room
- Modern kitchen/diner
- Downstairs cloakroom
- Delightful rear garden
- Parking for two cars

## Situation

The property is located within the popular and sought after village of Spreyton. The village has a vibrant community with regular events and good amenities, including a volunteer-run shop, weekly post office, well regarded primary school, church, award-winning public house (Tom Cobley Tavern), hair salon, village hall, regular farmers market, cricket pitch and a garage. The town of Crediton is easily accessible, as is Okehampton, with its excellent range of shops and services, three supermarkets (including a Waitrose) modern hospital and college. The cathedral City of Exeter is some 20 miles away, offering an extensive range of shopping and business facilities and additional schooling options together with main line rail, international air and M5 motorway connections. The A30 dual carriageway is easily accessible providing a direct link west into Cornwall and East to Exeter, the M5 and beyond. Crediton and Okehampton benefit from a rail link connecting to Exeter City centre. Dartmoor National Park is just 5 miles away and offers magnificent scenery and opportunities for walking, riding and other outdoor pursuits.





Once you are through the front door you are greeted by a spacious entrance hall with wooden flooring, doors to the ground floor rooms and a staircase to the first floor. The main reception room enjoys a dual aspect to the front and rear. There is wooden flooring and under floor heating and a wood burning stove for those winter evenings. Sliding patio doors lead out to the patio and rear garden. The reception room also gives access to the spacious under stairs storage cupboard. The kitchen/diner is again dual aspect with views to the front and rear and has a modern range of base and eye level units and ample work surfaces. There are built in appliances including a double electric oven with an electric hob and extractor hood over, a built in fridge/freezer and space and plumbing for a washing machine and dishwasher. The dining area has pleasant views over the rear garden through a sliding patio door. The ground floor also has a modern cloakroom and has under floor heating throughout.

From the entrance hall stairs rise to a mezzanine landing with a window allowing plenty of natural light then continue up to the first floor. The first floor landing is a good size and gives access to all three bedrooms and the family bathroom. The main bedroom is to the front enjoying wonderful views over the neighbouring field and beyond. This is a good sized double bedroom with a modern ensuite shower room. The second bedroom is another good size double bedroom and is to the front so enjoys the similar fabulous views that the main bedroom offers. The third bedroom is to the rear and overlooks the rear garden. The modern family bathroom is spacious and has a matching white suite including a bath with shower over, wc and a wash hand basin, there is plenty of natural light through an obscured glazed window.

Outside to the rear there is a pretty garden which is low maintenance and has a good sized patio area to relax on in the summer, a raised rear flower bed full of ever green plants and shrubs which is in front of a long hedge which provides a good deal of privacy, there is also a timber shed and a log store. The garden has gated access to the side driveway and also another gate to the front to the bin storage area. To the side of the property there is tandem parking for two cars on a shared driveway with your neighbour.

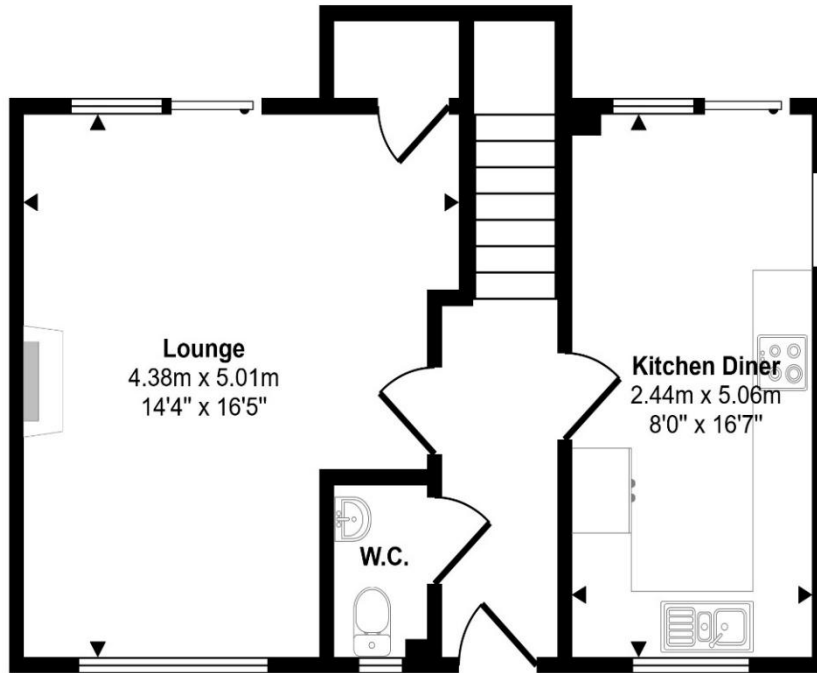
The property has a rain water harvester which collects the rain water and stores it, this water is used for refilling the three toilets after every flush. The harvester will fill with mains water automatically should the property enter into a prolonged dry spell. The property further benefits from the remainder of a ten year NHBC guarantee and zonal under floor heating throughout.



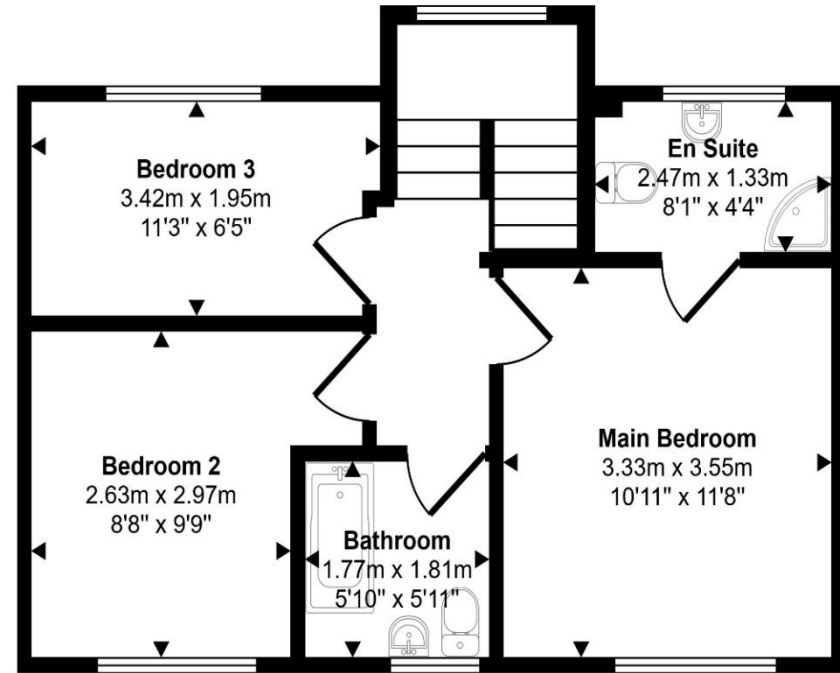




Approx Gross Internal Area  
84 sq m / 906 sq ft



Ground Floor  
Approx 42 sq m / 454 sq ft



First Floor  
Approx 42 sq m / 452 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band: Band C  
Tenure: Freehold

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (91-100) <b>A</b>                           |         | 97                      |
| (81-90) <b>B</b>                            | 84      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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