



6 Cross Meadow | Spreyton | Devon
EX17 5DX

**STUART
OLIVER**
RESIDENTIAL

Property Location

EX17 5DX

A lovely three bedroom semi detached house located in the sought after village of Spreyton. The property has a good sized garden with several timber store sheds. This home has wonderful views towards Dartmoor and over neighbouring fields and is within a few yards of the village hall and shop.

- Heart of Spreyton
- Yards from local shop and village hall
- Three bedrooms
- Downstairs bathroom
- Kitchen/diner
- Main reception room
- Good sized front, side and rear garden
- Three timber storage sheds
- Far reaching views
- No onward chain

Situation

The location of this property is very convenient as the Spreyton Community Shop which is a volunteer-run shop with weekly post office and the Village Hall are both only yards away, as is the cricket pitch, childrens play area and the village tennis court. The village has a vibrant community with regular events and good amenities, including a well regarded primary school, church, award-winning public house (Tom Cobley Tavern), hair salon 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 expanding sixth form 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.





Upon arrival there is on street parking and a side gate into the garden, there are two entrances one at the rear and one to the front. The front entrance opens into a lobby with space for boots, shoes and coats and a door into the kitchen/diner. The kitchen is a good sized and has an ample range of base and eye level units with corner display shelving. There is plenty of work surface with an inset one and a half bowl sink with a window over which has wonderful views towards Dartmoor. There is space for an electric oven, plumbing and space for a washing machine and a dishwasher. The kitchen further benefits from a large walk in under stairs cupboard. From the kitchen there is a door to a rear inner hallway which has doors to the downstairs bathroom, the reception room and the rear lobby which gives access to the rear courtyard garden. The main reception room runs the full depth of the property offering views to the front and the rear. There is a fireplace with tiled hearth and a wooden surround, within it has a fire with the oil fired back boiler supplying the hot water and central heating. The downstairs bathroom has a matching white suite including a panelled bath with an electric shower over, a wash hand basin and a wc. There are tiled walls and a tiled shelf for storage.

Stairs rise from the ground floor to the bright first floor landing with a window to the front, there are doors to all three bedrooms and access to the loft space. The main bedroom is the full depth of the property with views to the front and rear and has a large airing cupboard. The other two bedrooms are a good size, one with views to the rear and one to the front.

Outside there is a well cared for garden with an assortment of flower beds, a shed and a lawned side area to enjoy the far reaching views towards Dartmoor. There is a pathway which leads to the side of the property past two timber workshop/storage sheds and around to the rear courtyard garden which has a gate out to the rear grassed lane.

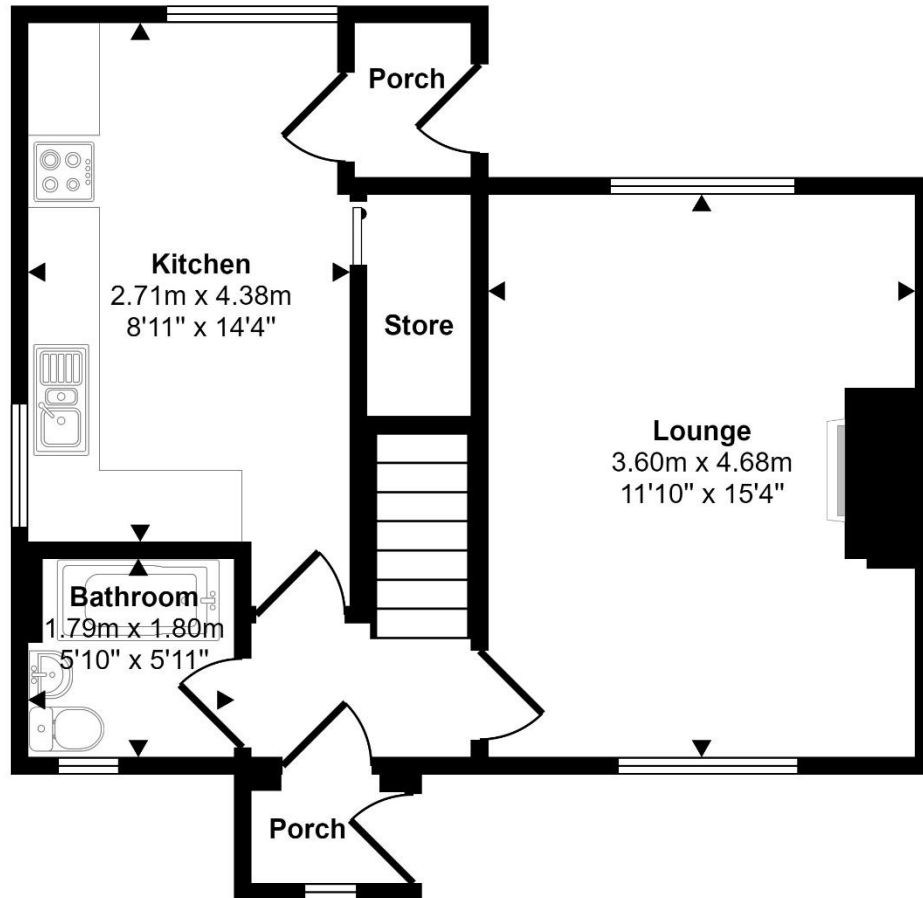
The property does require a little modernisation throughout but a wonderful blank canvass for someone to make this home their own within a wonderful village!



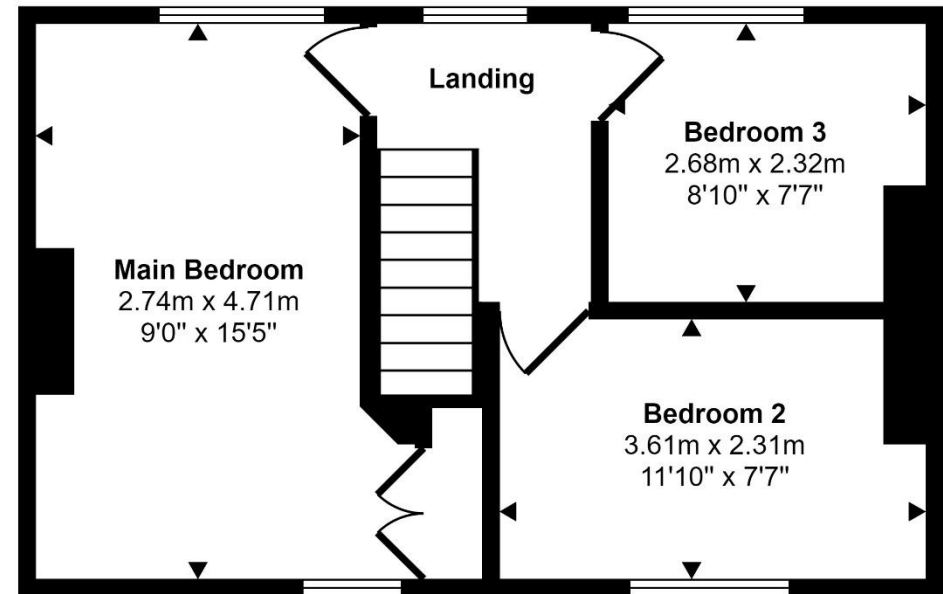




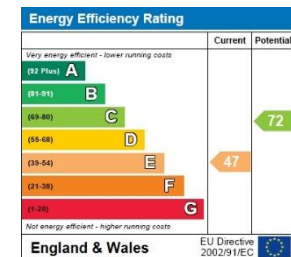
Approx Gross Internal Area
78 sq m / 838 sq ft



Ground Floor
Approx 42 sq m / 455 sq ft



First Floor
Approx 36 sq m / 384 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.



Stuart Oliver Residential – Mid Devon Property Specialists

01647 400057

info@stuartoliverresidential.com

www.stuartoliverresidential.com



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