



1 Bary Close, Cheriton Fitzpaine, EX17 4JY

Guide Price **£395,000**

HELMORES
SINCE 1699

1 Bary Close

Cheriton Fitzpaine

- Superbly presented detached bungalow
- Village cul-de-sac location
- Corner plot with generous south facing gardens
- 3 Bedrooms, all with built in storage
- Large modern bathroom with lots of storage and family shower
- Garage and off-road parking
- Oil fired central heating
- No onward 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. Bary Close is a centrally located cul-de-sac of bungalows and as such is a short walk from the village centre. No 1 is situated on the corner so the plot size is generous with front and rear gardens, off-road parking and a garage, there's even room to extend (subject to planning) if a new owner desired.





The accommodation is beautifully presented and there really is very little for a new owner to do. The décor is neutral, it's fantastically clean and empty with no onward chain meaning a new owner could be in pretty quickly. There's a newly fitted 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 with modern appliances and plenty of storage space. The living/dining room runs front to back with plenty of light and flexibility with it's generous dimensions allowing for varying layouts. There are 3 bedrooms, all with built in storage which is ideal and something you don't often get in a newer home.

Outside are good sized gardens to the front and rear plus it sits fairly centrally in the plot so there's some space to either side too. The garden faces south at the rear and can be accessed from the rear of the living room or the hallway door onto a large terrace with plenty of room for tables and chairs. The rest of the garden is mainly lawn with planted beds and timber fencing. The outside is every bit as good as the inside and will not disappoint. There's a detached single garage and off-road parking in the driveway and fenced in area for the oil tank and bins.



Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon 2023/24 – £2262.60

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Upto 67 Mbps

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: 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.

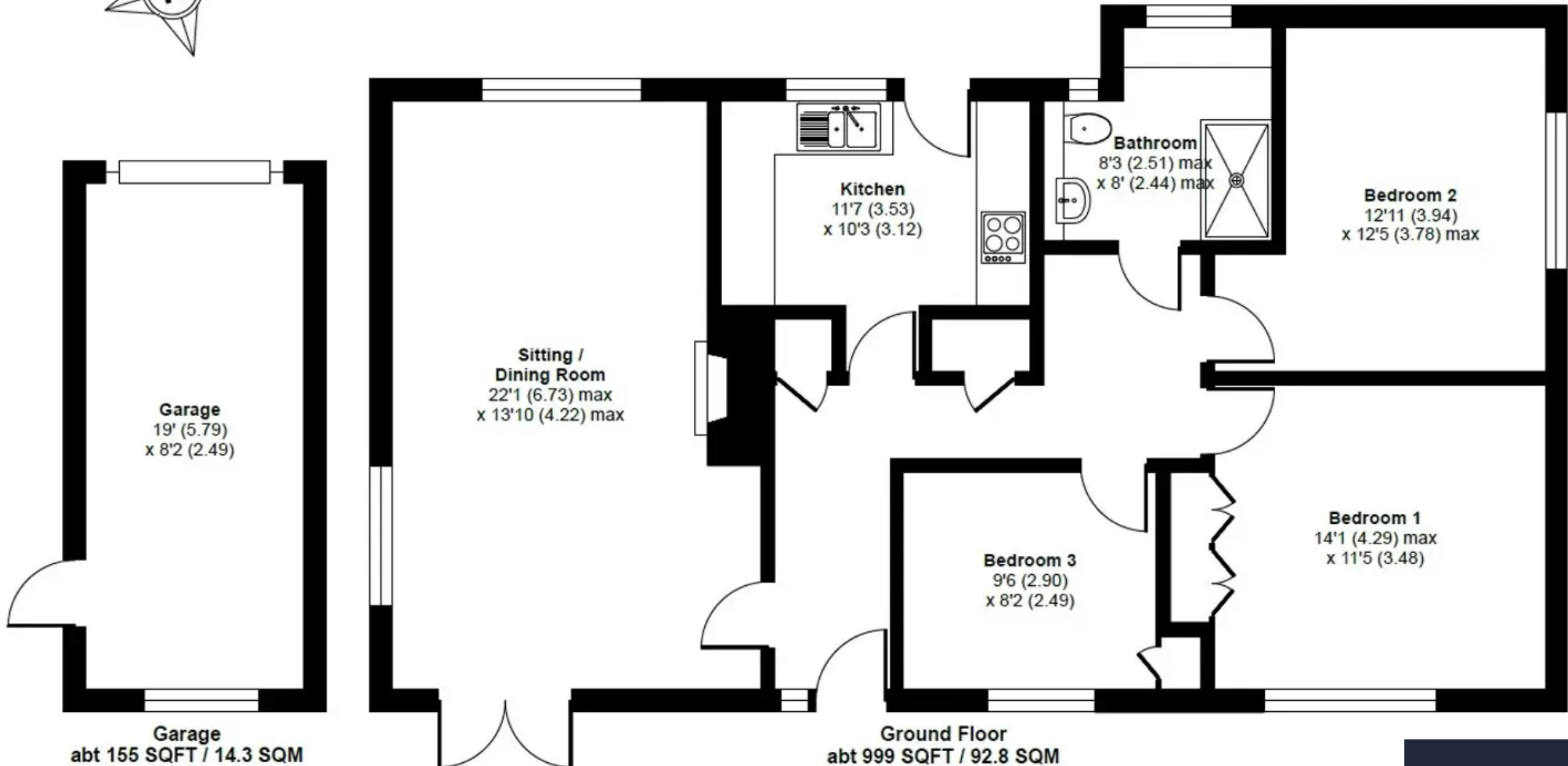


Approximate Area = 999 sq ft / 92.8 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1154 sq ft / 107.1 sq m

For identification only - Not to scale



Garage
abt 155 SQFT / 14.3 SQM

Ground Floor
abt 999 SQFT / 92.8 SQM

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023.
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