



22 Sanders Lea, Cheriton Fitzpaine

Guide Price **£299,950**

22 Sanders Lea

Cheriton Fitzpaine, Crediton, EX17 4BL

- Nearly new family home
- Fantastic village location
- Overlooking fields and green open spaces
- Stunning condition throughout
- 3 bedrooms with master en-suite
- lovely kitchen with appliances
- Gas underfloor heating with zoned thermostats
- Level gardens and parking

Completed in 2021 by Westhaven Homes, Sanders Lea is a small, select development of village homes, designed to be in keeping with this mid Devon village. With open spaces, differing designs and varying elevations, it's a unique mix of modern properties with character. Each property was built to provide superb energy efficiency, modern design and spacious rooms, which all come together to create fantastic family homes. The development is served by an on site gas supply (acts like mains gas) and each property is metered so for a village without mains gas, this is a real bonus. The heating is then underfloor with individual room thermostats to provide total control of each room or zone within the house.

No 22 has a brick finish which compliments the modern look of the anthracite windows and cladding. It's an end of three home with a level plot and presented in very good condition throughout. The entrance hall gives access to a modern, sleek kitchen with integrated appliances and low profile countertops.





There's a spacious living/dining room with large cupboard and the living room opens out into the level rear garden. A ground floor WC completes this level. On the first floor are 3 good sized bedrooms with the master bedroom having a stylish ensuite shower room.

Outside, there's off-road parking for 2 vehicles to the rear and a gated entrance to the level and enclosed rear garden which is mainly laid to lawn. This tends to be the day to day entrance direct from the parking area. The north side of the house adjoins local farmland so it's a wonderful outlook. There's a paved seating area too. The front of the house is accessed initially via a shared path and overlooks the green amenity space of the development.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 2021

Construction Notes: Standard

Utilities: Mains electric, water, gas, telephone & broadband

Drainage: Mains

Heating: Gas underfloor heating

Listed: No

Conservation Area: No

Tenure: Freehold

Agents notes: There is a management charge of £25 per calendar month for a company to take care of the grounds on the estate.

NHBC Buildmark Warranty – The property was built in 2021 and benefits from the remainder of the original 10 year warranty.



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.

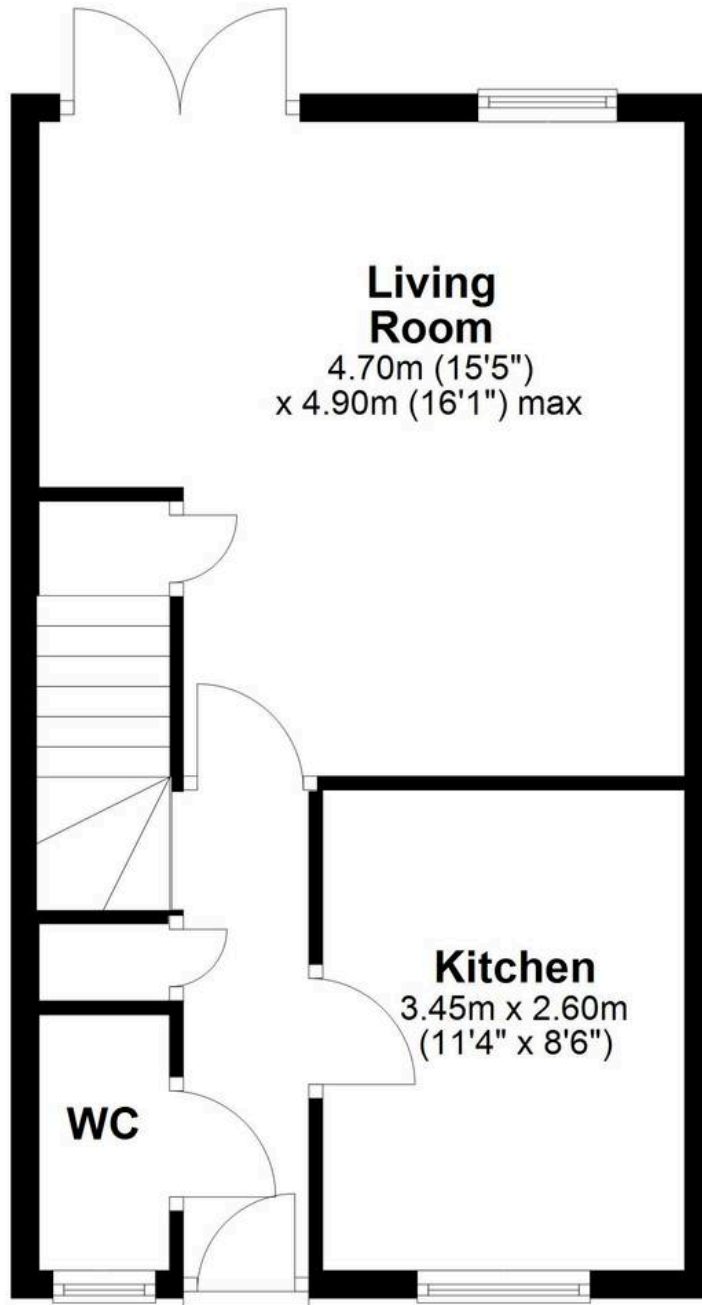
CHERITON FITZPAINE is a quintessential mid-Devon village. The village centre is full of character thatch cottages surrounding the church and ancient inn, on the outskirts are newer estates full of families attracted by its modern primary school (OFSTED Good). The village also has a doctor's surgery, 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 : For sat-nav use EX17 4BL and the What3Words address is [///rectangular.bunch.grips](https://www.what3words.com/rectangular.bunch.grips) but if you want the traditional directions, please read on.

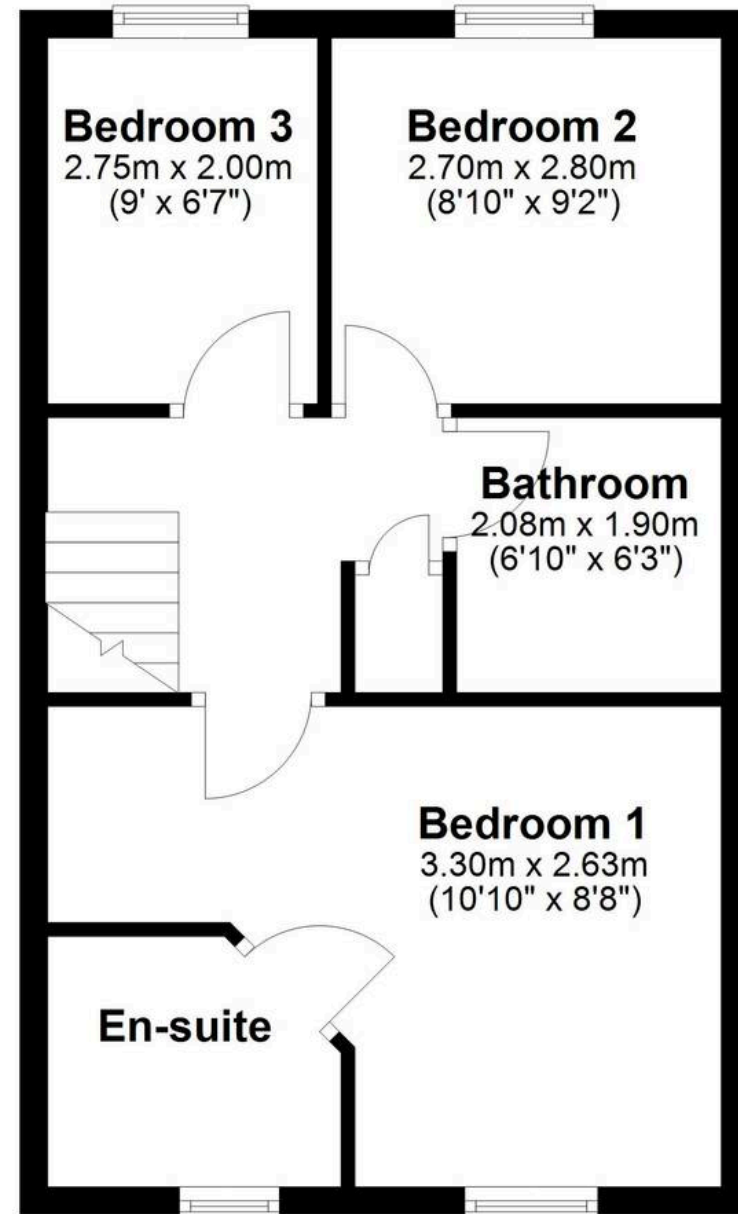
From Crediton, take the A3072 towards Tiverton. After approx. 3 miles, turn left at Coffin Tree Cross as signed to Cheriton Fitzpaine. Upon entering the village, turn right at the Half Moon Inn and continue past the primary school (on your left) and the entrance to Sanders Lea will be found on your left. As you enter the development, turn right and the property will be found at the end on the left.



Ground Floor



First Floor





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

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.