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Hollybrook



Hollybrook, 3 Wells Terrace, Cheriton Fitzpaine, Crediton, Devon, EX17 4JF



Tiverton 8 miles | Crediton 7 miles | Exeter 12 miles

A delightful semi-detached three-bedroom cottage in the popular village of Cheriton Fitzpaine, offered to the market with no onward chain.

- Semi Detached Cottage
- No Onward Chain
- Three Bedrooms
- Character Features Throughout
- Village Location
- Kitchen/ Dining room
- Delightful Cottage Garden
- Popular Village Pub Nearby
- Council Tax Band C
- Freehold

Guide Price £275,000

#### SITUATION

The property is well situated on the edge of the village with some views to fields. Cheriton Fitzpaine is an attractive village providing a broad range of amenities including a popular primary school, two pubs, community shop and church.

The market town of Tiverton, about 10 miles distant, is a busy local centre and has all the usual shopping, commercial and recreational facilities. Blundell's, a well renowned school, has discounts for local pupils. There is also a dual-carriageway link (A361) to the M5 at Junction 27 and Tiverton Parkway mainline railway station with intercity service to London, Paddington, with fast trains taking approximately 2 hours.

Crediton hosts a range of amenities including Queen Elizabeth's School for secondary education, whilst Exeter is about 11 miles distant and as a county town, cathedral city and regional centre, has all the amenities and facilities expected, including one of England's finest Cathedrals, an internationally renowned university and a busy regional airport with national and international flights.

#### DESCRIPTION

Hollybrook is a charming character property, beautifully presented throughout and offering spacious and comfortable accommodation in the heart of the ever-popular village of Cheriton Fitzpaine. Arranged over three floors, the cottage features three well-proportioned bedrooms and a modern family bathroom, as well as an enclosed rear garden perfect for families and outdoor entertaining.

#### ACCOMMODATION

The front door opens into a welcoming entrance hall. A door leads through to the bright and characterful living room with an exposed brick fireplace, creating a cosy focal point. To the rear of the property, is the well-appointed, dual aspect kitchen and dining area offering a range of fitted wall and base units topped with solid wood work surfaces and an attractive tiled splashback. Integrated appliances include an electric oven with four-burner gas hob, with further space and plumbing for a dishwasher, washing machine and fridge/freezer. A timber stable-style half door opens directly to the rear garden.

Stairs rise to the first floor landing giving access to bedroom two and three, as well as the family bathroom. Both bedrooms benefit from built in wardrobes. The bathroom is well-equipped comprising a bath, shower unit, wash basin and WC. The spacious master bedroom occupies the top floor and features three Velux windows.

#### OUTSIDE

The rear of the property is accessed via a gated pathway to the side of the property. Directly behind the property is a spacious patio with the lawned garden beyond. A charming cottage-style border lines the rear garden, showcasing a variety of well-established shrubs and perennial plants.

#### AGENTS NOTE

The neighbouring property 'Hedgehog Cottage' benefits from a right of pedestrian access across the rear of Hollybrook and through the side gate.

Hollybrook Cottage has been a successful rental property for the last three years and has since been redecorated in preparation for sale. For knowledgeable advice on buy-to-let investments, please contact our Lettings department.

#### SERVICES

Mains electricity, water and drainage. Oil fired central heating. LPG gas bottles supply the cooker.  
Ofcom predicted broadband services - Standard: Download 18Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps. Ultrafast: Download 1800Mbps, Upload 220Mbps.  
Ofcom predicted mobile coverage for voice and data: Internally (Limited) - Three, Vodafone, & O2 (Limited). Externally - EE, Three, O2 and Vodafone  
Local Authority: Mid Devon District Council.  
Cheriton Fitzpaine Conservation Area

#### VIEWINGS

Strictly by appointment only through the agents.

#### DIRECTIONS

Leave Tiverton heading south on the A396 towards Bickleigh and just before Bickleigh Bridge, turn right onto the A3072 signposted Crediton. Remain on this road for 4.5 miles, after which turn right signposted Cheriton Fitzpaine/ Thornes Farmshop. Proceed up Coffintree Hill for 1.5 miles, passing Thornes Farmshop. At the T-Junction in the village, turn left and follow the road pass the Church. Shortly after Cheriton Fitzpaine Surgery, turn right. Property can be found on the left hand side after 75 yards.







