



21 Sanders Lea, Cheriton Fitzpaine, EX17 4BL

Guide Price **£299,950**

21 Sanders Lea

Cheriton Fitzpaine, Crediton

- Semi detached home built in 2020
- Village edge location
- 3 Bedrooms
- Ensuite to the master bedroom
- Large lounge/diner
- Parking for 2 vehicles
- Enclosed garden
- Just 6 miles from Crediton & 10 from Exeter
- Active village community with 2 pubs
- No onward chain!

Sanders Lea is a small estate built in 2020 on the edge of the popular village of Cheriton Fitzpaine, with 2 great pubs, a village shop and many social activities within this thriving community. The property is a semi-detached home on the northern side of the estate backing onto open countryside. Conveniently located just 10 miles from Exeter, 9 miles from Tiverton and 6 miles from the market town of Crediton. The property is being sold with no onward chain.

The kitchen has white gloss units and granite effect worktops giving a lovely, light south-facing room. There is an integrated fridge/freezer and dishwasher with space for a washing machine. An eye level oven is integrated and there's a 4 ring gas hob. The lounge is a light and open space with plenty of room for a dining table and patio doors leading out to the garden. Also on the ground floor is a WC and two good sized storage cupboards.





GARDEN

Upstairs the spacious master bedroom is south facing with a lovely ensuite shower room. To the rear is a further double and single bedroom. The family bathroom has a white suite bath with shower over, WC and sink and an airing cupboard can be found on the landing creating further storage. There is uPVC double glazing throughout and gas central heating from a communal estate LPG tank.

Outside to the side are two parking spaces with a gate leading to the rear garden. The artificial grass lawn area is to the front and a further area behind a fence that is lower is included in the plot, some neighbouring properties have decked out from the upper area to create a larger useable space.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2025/26 - £2,208.55

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

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: LPG communal tank

Listed: No

Conservation Area: No

Tenure: Freehold

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.

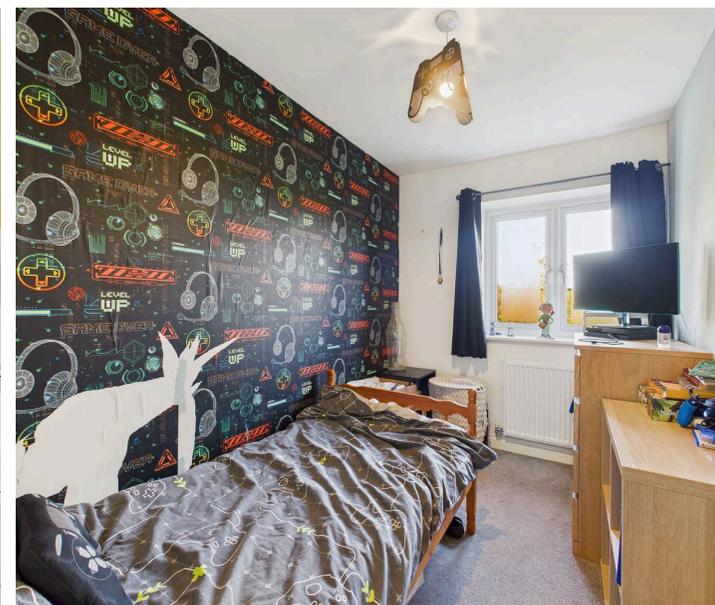
Agents Note: There is an estate charge of £180 every 6 months to maintain communal areas

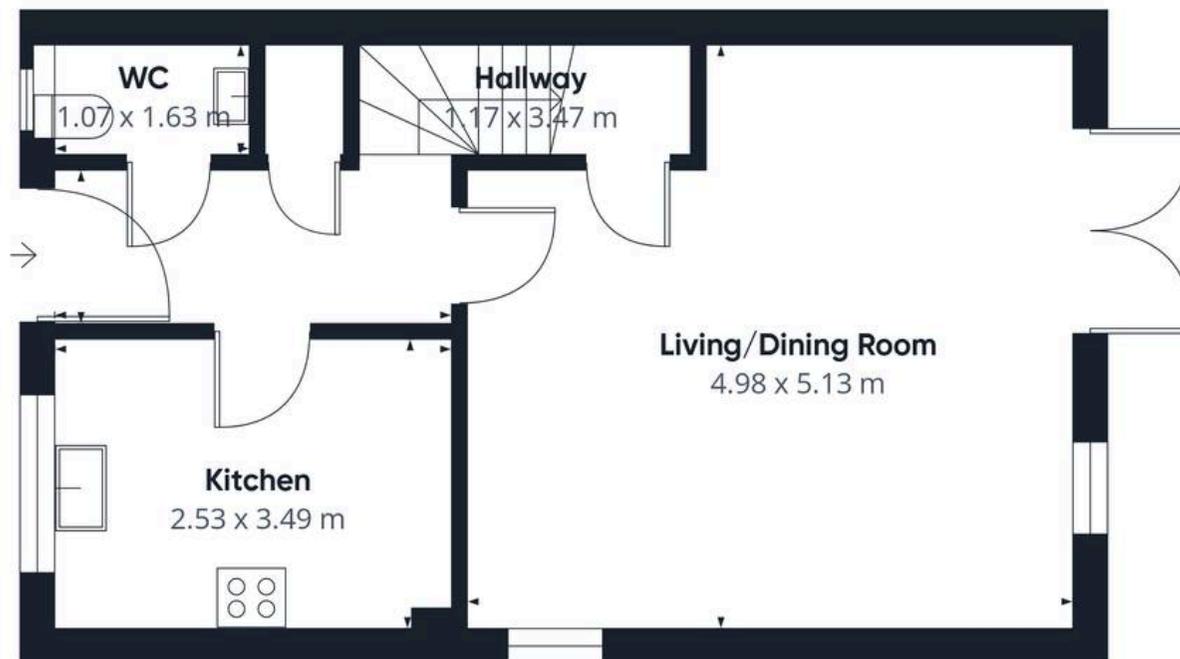
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

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 : From Crediton take the A3072 towards Tiverton. Take a left turn onto Coffintree Hill towards Cheriton Fitzpaine, upon entering the village take a right turn at the Crossroads and Sanders Lea can be found at the end of the village to the left. Entering the estate, take a left and number 21 can be found immediately on the right marked with a Helmores board.





Floor 0



Floor 1

Approximate total area⁽¹⁾
82 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Helmores

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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.