



6 Bary Close, Cheriton Fitzpaine, EX17 4JY

Guide Price **£325,000**

6 Bary Close

Cheriton Fitzpaine, Crediton

- Detached bungalow
- 3 Bedrooms
- Kitchen with separate dining room
- Lovely south facing lounge
- Parking & garage
- Outbuildings
- Desirable village location
- Close to shop & pubs
- Mature gardens front & back
- No onward chain!

A detached bungalow set in a quiet cul-de-sac in the village of Cheriton Fitzpaine, offered with no onward chain.

The property provides straightforward single-level accommodation, with three bedrooms in total—two doubles and a single. The main bedroom is a particularly bright room, with patio doors opening directly to the rear garden and a pleasant outlook over the outside space.

The living accommodation includes a south-facing lounge, which benefits from good natural light through the day, along with a separate dining room and a modern kitchen arranged for practical day-to-day use.

The bungalow is fitted with electric heating and uPVC double glazing.





Outside, there are gardens to both the front and rear, established with mature shrubs, trees and flower borders, creating a settled and well-kept setting. Parking is available for two vehicles, and the property also benefits from a garage with useful outbuildings to the rear. Cheriton Fitzpaine remains a popular village with a lively community, and offers a village shop, primary school and two pubs, all adding to the convenience of the location.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2026/27 - £2603.01

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Electric storage heaters

Construction: Block

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.



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 in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

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.

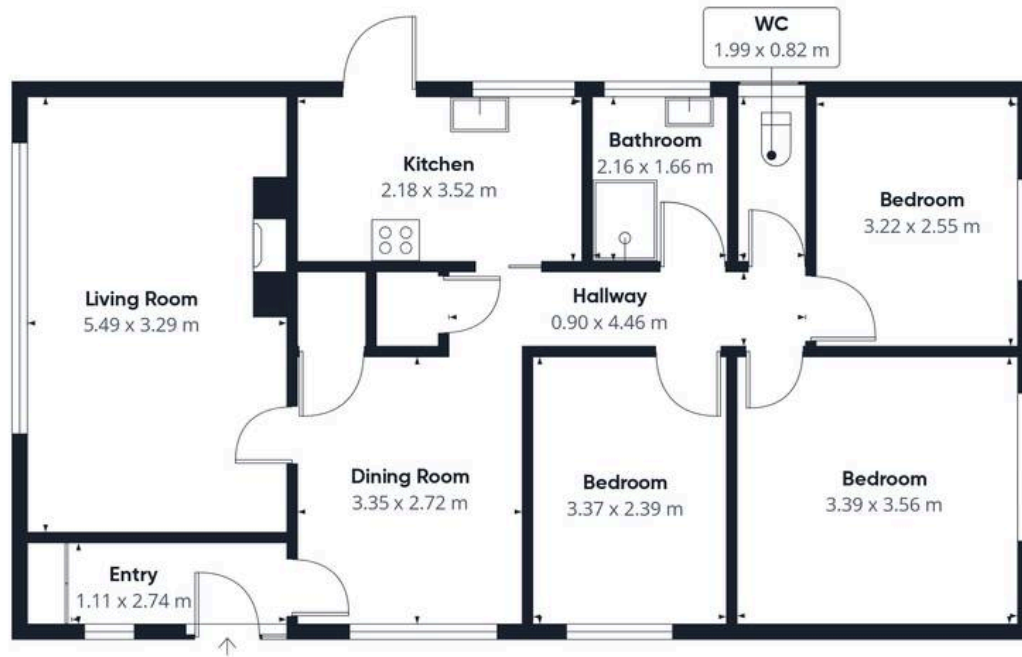
DIRECTIONS

From the A3072 take the turning for Cheriton Fitzpaine. Upon reaching the village take a left turn beside the Half Moon pub then a right turn into Bary Close, number 6 can be found around to the right marked with a Helmores board.

What3Words: ///clutches.marginal.repeats

For Sat Nav: EX17 4JY





Floor 0 Building 1

Approximate total area⁽¹⁾
99.7 m²



Floor 0 Building 2

(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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