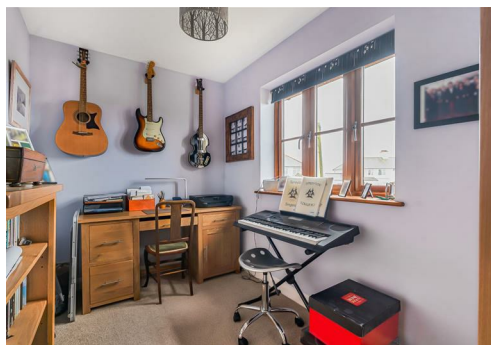




Horseshoes

Horseshoes, Spreyton, Crediton, Devon, EX17 5DY



SITUATION

The property is located on the edge of the popular village of Spreyton, yet within a short walk of the village centre. The village has a church, village hall, primary school and an award winning public house, the Tom Copley Inn. The village also has a community shop and visiting post office. The town of Crediton is easily accessible, as is Okehampton, with its excellent range of shops and services, three supermarkets (including a Waitrose) modern hospital and expanding sixth form college. The cathedral City of Exeter is some 20 miles distant, offering an extensive range of shopping and business facilities together with main line rail international air and M5 motorway connections. The boundary of the Dartmoor National Park is some 5 miles away. Dartmoor is well known for its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. The A30 dual carriageway is easily accessible providing a direct link west into Cornwall and East to Exeter, the M5 and beyond.

DESCRIPTION

Horseshoes is one of three individual homes, set on the edge of this desirable village and built by a well-regarded local developer. The property offers efficient, modern living and is fully double glazed with light oak-effect uPVC units, and both the ground and first floors enjoy underfloor heating served by an economical air-source heat pump. Further eco-friendly credentials include a rainwater harvesting system. The construction is of traditional cavity design, complemented by appealing part-exposed stonework to the front elevation beneath a slate roof. Internally, the accommodation is well arranged for comfortable living. Oak internal doors and quality tiling to the entrance hall and kitchen/dining room create a welcoming feel, with the remainder of the house carpeted throughout. The ground floor provides a generous sitting room and a well-appointed kitchen/dining room fitted with a range of integrated appliances. On the first floor are three bedrooms, the principal of which benefits from an en-suite shower room. Outside, the property offers driveway parking for two vehicles to the side, together with a private, easily maintained enclosed rear garden.

ACCOMMODATION

Front entrance door to; ENTRANCE HALL: With tiled floor, staircase to first floor and doors to; CLOAKROOM: WC with concealed cistern, corner hand basin with panelled splash backing, tiled floor. SITTING ROOM: A spacious reception room having window to front and sliding patio doors to rear garden, fireplace recess with fitted woodburning stove and slate hearth. Built in cupboard extending to the understairs area and housing pressurised hot water cylinder and controls

for central heating. KITCHEN/DINING ROOM: A spacious triple aspect room with windows to front and side and sliding patio doors to the rear garden. The kitchen area has an attractive range of cupboards and drawers with granite worksurfaces. Inset sink unit and drainer, integral dishwasher, inset induction hob with electric fan oven beneath and extractor unit above. Integral washing machine and space for fridge/freezer, recessed ceiling lighting and tiled floor.

From the entrance hall, a turned staircase with half landing and window to rear aspect gives access to the FIRST FLOOR LANDING: Access to insulated roof space, Doors to, BEDROOM 1: Window to front with far reaching rural views. EN SUITE SHOWER ROOM: Being half tiled with tiled floor, double shower with mixer shower fitment, vanity wash basin with mixer tap, cabinets beneath, WC. Heated towel radiator. BEDROOM 2: Fitted wardrobes and over cupboards to one wall. Window to front with far reaching rural views. BEDROOM 3: Window to rear with views towards Dartmoor. BATHROOM: Half tiled with tiled floor. Panelled bath with mixer shower fitment and glazed shower screen, vanity unit incorporating wash basin with cabinet beneath, WC with concealed cistern, heated towel radiator.

OUTSIDE

Immediately to the front of the house, a paved path leads to the front door with covered canopy and gravelled area, suitable for pots etc, enclosed by iron railings. To the side is a good sized gravelled driveway/parking area for two vehicles with outside light. Currently divided with the back half, housing a garden shed. A fence and pedestrian gate gives access to the rear garden. Immediately to the rear of the house is a paved patio, adjoining the kitchen/dining room, with outside light. A paved path gives access to a larger paved patio area adjacent to the sitting room, again having outside light. There is a further area of easily maintainable lawn, and the rear garden is bordered by a low stone wall with timber planters. The garden is bordered by a bank and natural hedging. To the other side of the house is a paved and chipping pathway area with pedestrian access gate to front. Externally mounted Air Source Heat Pump. LOG STORE and STORE SHED.

SERVICES

Mains electricity, water and drainage. Air source heat pump
Broadband Coverage: Superfast up to 80 Mbps (information from Ofcom)
Mobile Coverage: EE and 3 Good outdoor, variable in home. (information from Ofcom)

DIRECTIONS

For SAT NAV purposes the postcode is EX17 5DY.
what3words ///poem.weaned.warthog

Okehampton 11.5 Miles, Crediton 15 Miles, Exeter 20 Miles.

A well presented three bedroom detached house with parking and garden, set within this popular village.

- Sitting Room
- Kitchen/Breakfast Room
- Cloakroom
- Three Bedrooms
- Bathroom and En Suite
- Parking and Gardens
- Popular Village Location
- Freehold
- Council Tax Band C
- EPC Band B

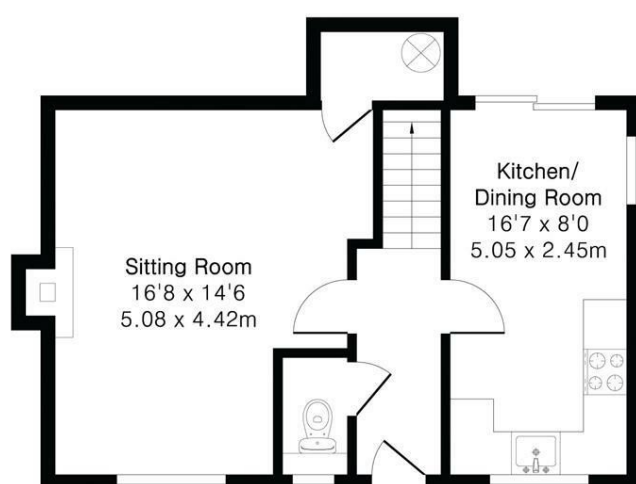
Guide Price £350,000



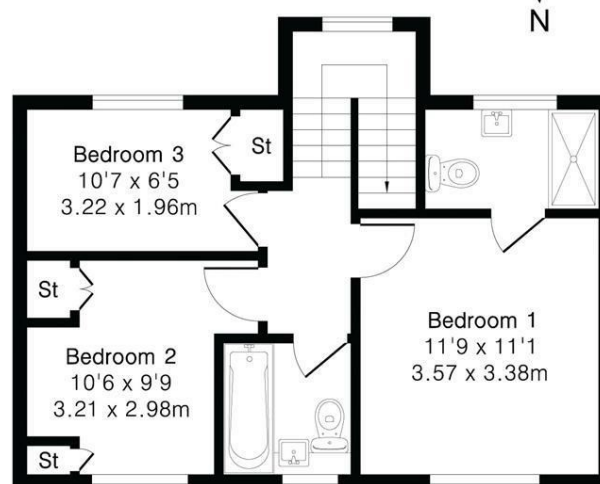
Approximate Gross Internal Area 908 sq ft - 84 sq m

Ground Floor Area 454 sq ft – 42 sq m

First Floor Area 454 sq ft – 42 sq m



Ground Floor



First Floor

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	97
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

01837 659420

okehampton@stags.co.uk

stags.co.uk



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