



**6 Cross Meadow, Spreyton, EX17 5DX**

Guide Price **£249,950**



## 6 Cross Meadow

Spreyton, Crediton

- Semi detached village property
- Stunning views of Dartmoor
- Spacious accommodation
- 3 bedrooms
- Large kitchen/diner
- Recently updated roofing & guttering
- Established garden with outbuildings
- Close to village shop
- Desirable village
- No onward chain!

This semi-detached home sits on the edge of Spreyton, with spectacular views to both the village and out to Dartmoor. Externally it's in good order, while inside there is clear scope for updating—an opportunity to put your own stamp on the space over time.

The accommodation is light and well proportioned, with three bedrooms upstairs and a straightforward layout that is easy to live with. The lounge has windows front and back and an oil-fired fire that heats the downstairs radiators, providing a practical and cosy focal point.

The kitchen and dining area form a generous, workable space, with room for a table and a useful pantry tucked away for storage. A ground-floor bathroom sits just off the main living area, and the property benefits from uPVC double glazing throughout.







Outside, the garden is arranged with decorative flower beds and established shrub borders, offering interest without being overly demanding. A range of outbuildings provides useful storage and workshop space. Plentiful parking is on the street to the front and side.

The village shop is a short walk away, and the position on the edge of the village gives a sense of space without feeling isolated. The property is available with no onward chain.

Please see the floorplan for room sizes.

Current Council Tax: Band F - Mid Devon 2025/26 - £1936.76

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Oil fired central heating

Construction: Block

Listed: No

Conservation Area: No

Tenure: Freehold

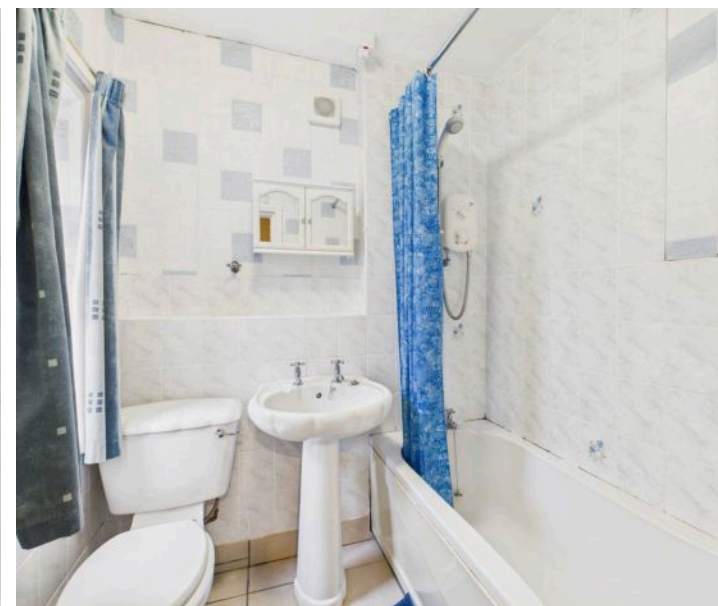


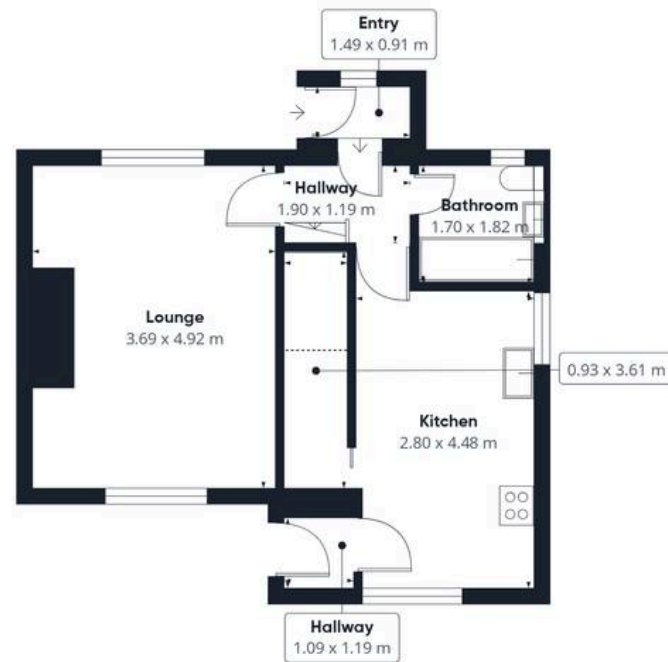


Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

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.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

76.5 m<sup>2</sup>

Reduced headroom

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

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**SPREYTON** is a hilltop village affording spectacular views across the surrounding countryside all the way to North Dartmoor. While the village enjoys a rural setting amid farmland, the A30 is within a short and easy drive making it a desirable location for those needing access to Exeter and the M5 or Okehampton and Cornwall. The first mention of Spreyton is in the Domesday Book of 1086 most likely starting as a single farming settlement. Since then, the village has grown and now thatched cottages have been joined by small and sensitively created newer developments. Residents are encouraged to join in with a dynamic community offering many diverse activities to keep them amused, there's something for all ages and interests. The village has a community run shop, a pottery and The Tom Cobley Tavern – a family-run pub named for the legendary character Tom Cobley as it's thought that his infamous trip to Widecombe Fair started here. There is also a small primary school which is rated OFSTED good and has early years provision.

**DIRECTIONS :** From Crediton take the A377 in a Westerly direction and then take a left turn at Copplestone onto the A3072. At Bow take a right turn onto Station Road and continue until you reach the village of Spreyton. Continue straight through the village and the property can be found on the left at the end of the village marked with a Helmores board just before the village hall.

For Sat Nav: EX17 5DX

What3Words: [///acquaint.values.loveing](https://www.what3words.com/#!/acquaint.values.loveing)







# 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.