



1 Cherry Close, Cheriton Fitzpaine, EX17 4HY

Guide Price **£330,000**

1 Cherry Close

Cheriton Fitzpaine, Crediton

- Spacious village family home
- Four good-sized bedrooms
- Light living room opening onto garden
- Level gardens with two outdoor spaces
- Driveway parking for four vehicles
- Modern family bathroom
- Neutral décor throughout
- Quiet residential cul-de-sac
- Thriving Mid Devon village
- Easy access to Exeter, Crediton & Tiverton

Set within a quiet residential cul-de-sac in the heart of Cheriton Fitzpaine, this spacious family home enjoys everything that makes village life so appealing. One of Mid Devon's larger and most sought-after villages, Cheriton Fitzpaine offers a thriving community with a modern primary school, two welcoming pubs, a community shop, cricket and football clubs, and excellent road links to Exeter, Crediton and Tiverton. Surrounded by beautiful countryside yet far from isolated, it's a village where families can enjoy a real sense of community without compromising on convenience.

Although attached on one side, the property occupies a generous corner plot and, thanks to its layout, gardens and separate frontage, feels much more like a detached home. Over the past decade, the current owners have steadily improved the property, creating a home that's ready to move straight into whilst still leaving scope for a new owner to make it their own over time.





A spacious entrance porch opens into a wide, welcoming hallway that immediately creates a feeling of space. The generous living room, complete with a media wall with an inbuilt gazco electric fire, opens directly onto one of the garden areas, creating a wonderful connection between inside and out. Alongside is a separate dining area and a well-planned kitchen which works perfectly as it is, whilst also offering future potential to be reconfigured to incorporate a utility room if desired. Upstairs are four well-proportioned bedrooms together with a stylish modern family bathroom, all presented in fresh, neutral décor that's easy to personalise.

Outside, the level plot has been thoughtfully arranged to create two distinct outdoor spaces. To one side, a generous lawn enclosed by natural hedging provides plenty of room for children to play, gardening enthusiasts to enjoy or simply somewhere to relax in the sunshine. The second garden is a far more private and sociable space, perfect for summer barbecues, entertaining friends or unwinding at the end of the day, complete with a useful timber store and gated side access. Ample driveway parking for four vehicles completes what is an excellent all-round family home, offering space, practicality and a wonderful village lifestyle that's becoming increasingly difficult to find.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: LPG gas central heating



Construction: Standard

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' Notes:

Boundaries, Access & Parking:

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.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

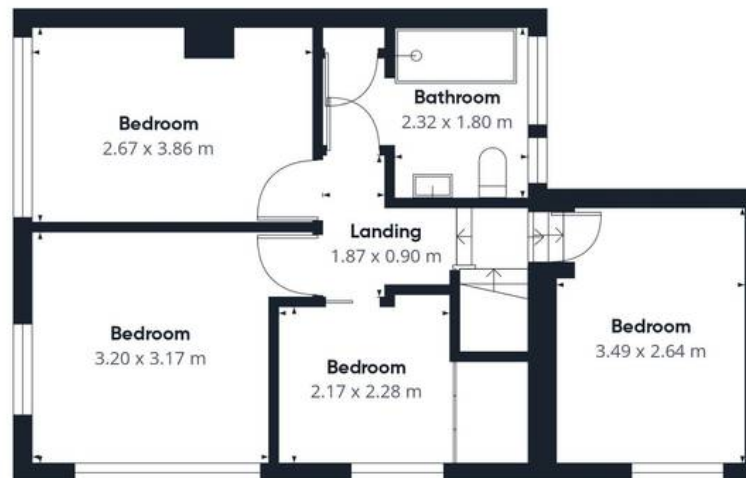
Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, 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 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
110.5 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



Heating Type (Non-Mains):

We're informed by the seller that the property is heated via LPG. Buyers should confirm servicing arrangements and running costs.

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

Use EX17 4HY or the what3words is
///clips.noun.fortunes





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