



4 Cherry Meadow, Cheriton Fitzpaine, EX17 4JX

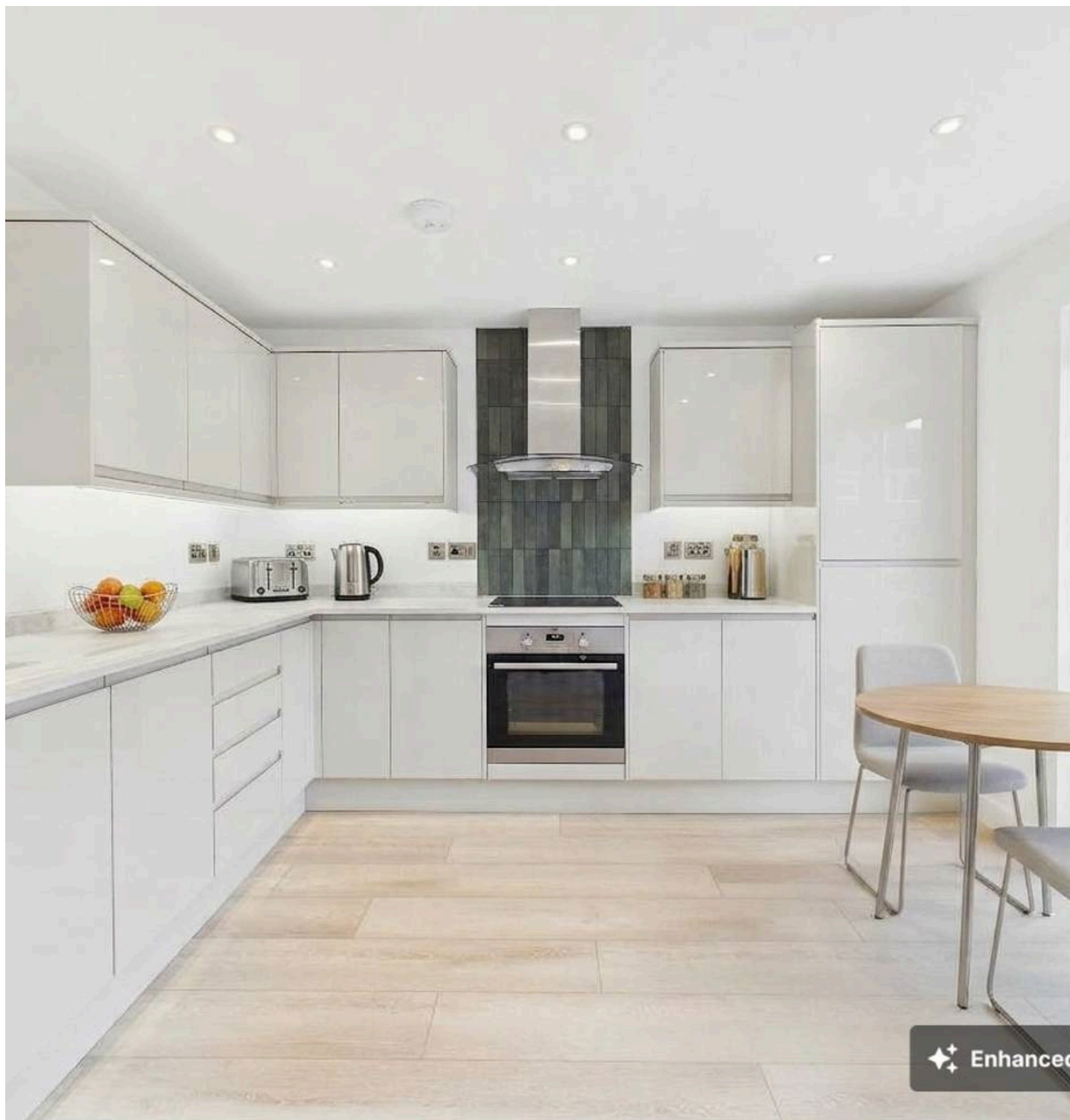
Guide Price **£325,000**

4 Cherry Meadow

Cheriton Fitzpaine, Crediton

- Detached bungalow comprehensively rebuilt & refurbished throughout
- New roof with high levels of insulation
- Two double bedrooms
- Superb kitchen/breakfast room with pocket doors
- Living room opening directly onto the south facing rear garden
- Stylish contemporary shower room
- Modern insulation, electrics, plumbing & heating
- New carpets & flooring throughout
- Newly relaid block-paved driveway & secure garage
- No onward chain

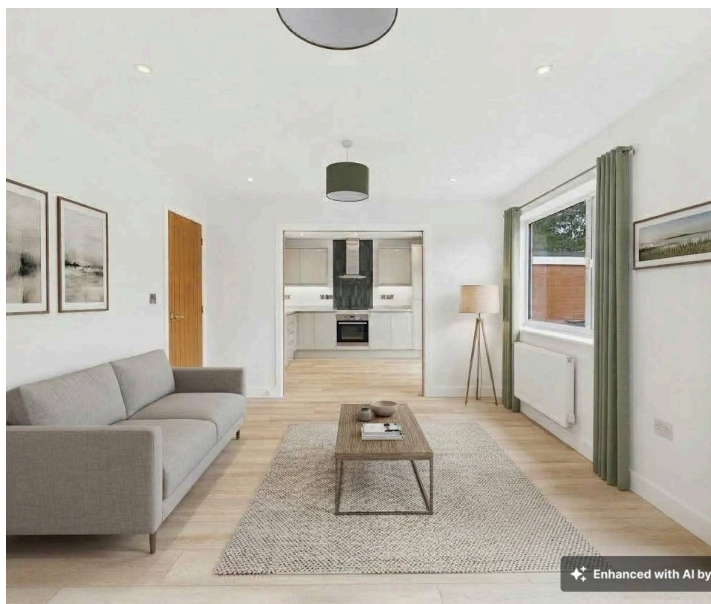
There are refurbished bungalows, and then there are homes where someone has taken the opportunity to do the job properly. No. 4 Cherry Meadow very much falls into the latter. This detached bungalow sits on a good-sized, level plot in a quiet cul-de-sac in Cheriton Fitzpaine and has undergone an extensive programme of works that goes far beyond new decoration and a smart kitchen. The roof has been stripped and renewed, floors lifted and insulated, internal walls and ceilings replaced, and new windows and doors fitted, alongside new electrics, plumbing and heating and modern levels of insulation. The relevant works have been signed off under Building Regulations, and the result is a beautifully finished home that retains the advantages of its established village setting and generous plot, but with the comfort and efficiency that comes from knowing so much of what sits behind the finishes has also been renewed.





The layout has been reconfigured with modern living in mind. Two good double bedrooms sit at the front of the bungalow alongside a stylish new shower room, while the living spaces have been positioned to make the most of the garden at the rear. The contemporary kitchen/breakfast room is a particularly lovely space, with sleek low-profile worktops, under-cabinet lighting and plenty of room for a dining table. An integrated oven and hob, dishwasher and fridge freezer are all included, while clever pocket doors allow the kitchen to be kept separate from the living room or opened up so the two spaces work together when friends or family are around. The living room then opens directly onto the south-facing garden, creating an easy connection between inside and out. New carpets and flooring have been fitted throughout, and everything feels fresh, light and properly considered rather than simply cosmetically updated, making this a home you can move straight into without inheriting someone else's list of jobs.

Outside, there's ample parking for 2 or 3 cars on the newly re-laid block-paved driveway together with a secure garage with lighting and an electric power supply. The level, south-facing rear garden offers a really pleasant balance of patio and lawn with established beds and two useful sheds. The patio immediately behind the bungalow provides a natural place to sit out or entertain, while the garden beyond offers enough space to enjoy without becoming a burden to maintain. Cherry Meadow itself is an established residential cul-de-sac within Cheriton Fitzpaine, a thriving Mid Devon village with its primary school, community shop, pubs, doctor's surgery and active village community.



For anyone looking to downsize, simplify life or simply find a smart, efficient detached home without compromising on outside space, parking or village life, No. 4 makes a very compelling case. It's ready to move into and is offered with no onward chain.

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: Oil fired central heating

Construction: Standard

Listed: No

Conservation Area: No

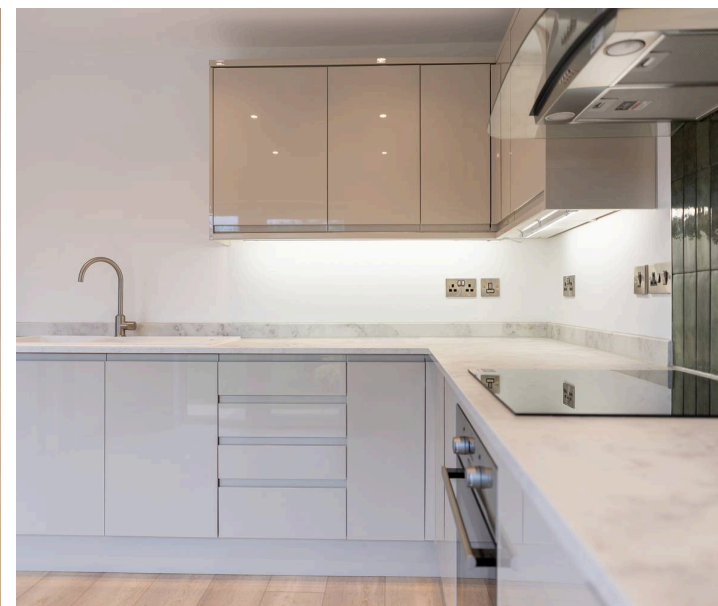
Tenure: Freehold

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.

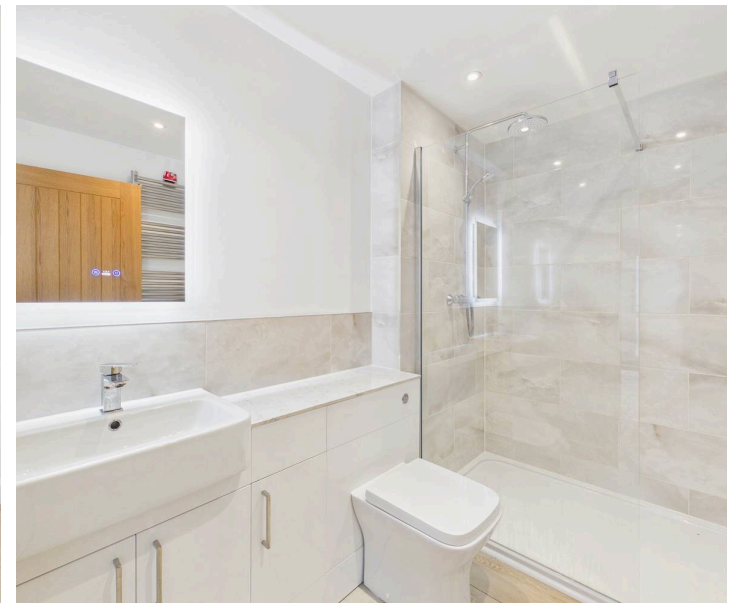
Chain Status / Vacant Property:

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

DIRECTIONS

Use EX17 4JX or the what3words is
///rosette.cookery.exporters

When arriving in Cheriton Fitzpaine from the A3072 at Coffin Tree Cross, you'll enter the village and reach The Half Moon Inn on your left. Turn right at the junction and then second right into Cherry Meadow. Bear left and the property will be found on your right.





Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
79.4 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



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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.