

FOR SALE

HELMORES

SINCE 1699



GUIDE
PRICE
£249,950

**Plot 11 White Cross
Park
Cheriton Fitzpaine
Credon
EX17 4HB**

- Brand new 3 bedroom home
- Choice of kitchen, tiling and flooring
- Master en-suite
- Garden, parking and garage
- Stamp Duty paid (primary level)
- Village location

BEDROOMS

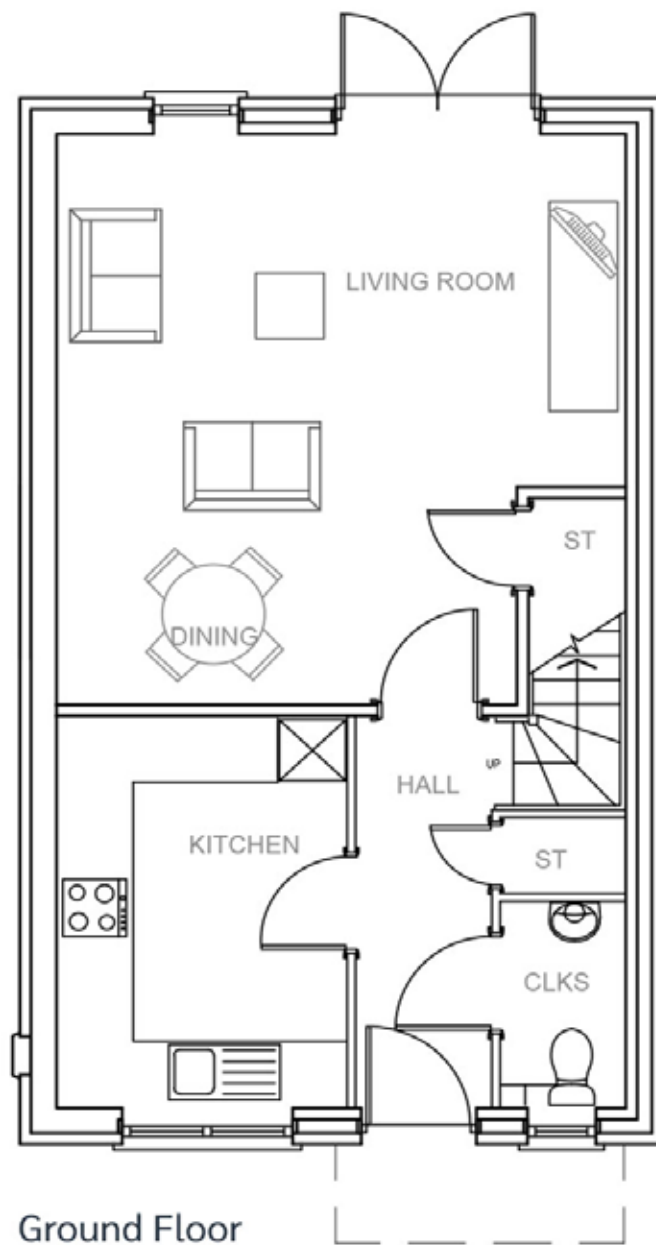
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RECEPTIONS

2

EPC

TBC



Cheriton Fitzpaine is a pretty and well positioned village with a great community with its own modern primary school, community shop, church and pub. It is within easy reach of Crediton and Tiverton plus only 25 minutes to central Exeter making it a perfect position.

This "Cadbury" house type is a 3 bedroom family home with fitted kitchen, WC and an open living/dining room opening onto the rear garden. On the first floor are 3 bedrooms (master en-suite) and a family bathroom. Unusually for a new build which is built and ready to look around, there is a choice of kitchens, tiling and flooring for the first owner – a really great offering and combined with stamp duty paid (primary level) and a further £2000 contribution towards upgrades.

Outside is block paved tandem parking leading to a garage and a level garden to the rear.

Agents Notes: There is a £25 per month contribution per

property for communal areas and upkeep of the LPG and pathways.

Please see the floorplan for room sizes.

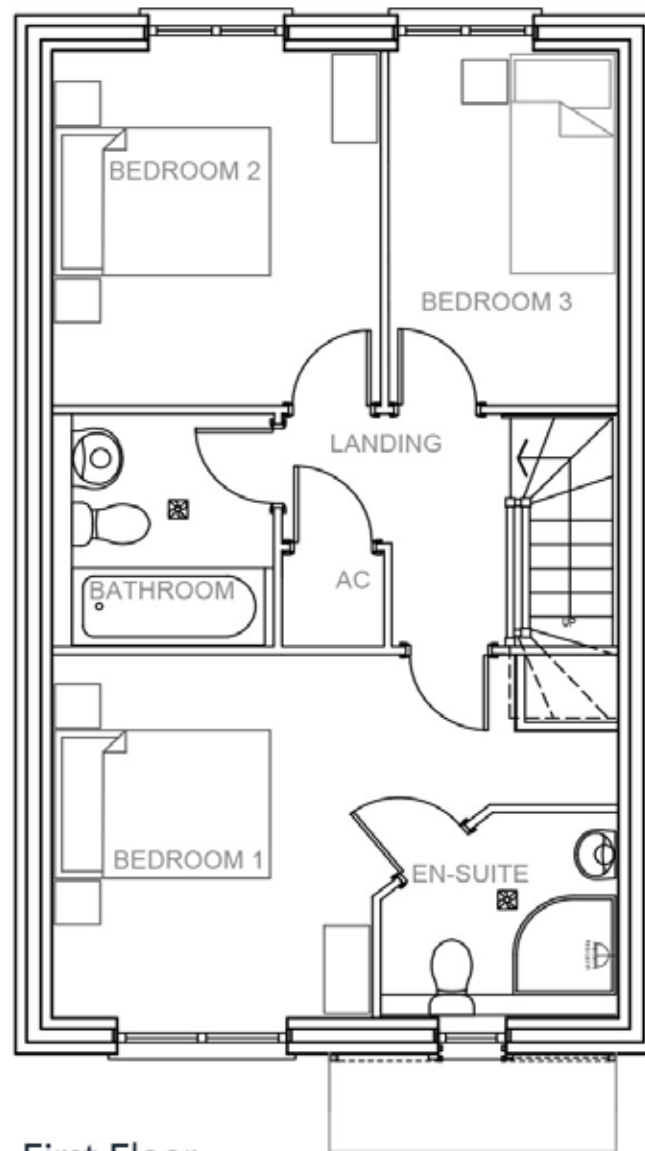
Utilities: Mains water, electric, LPG gas, telephone & broadband

Drainage: Mains drainage

Heating: Gas fired central heating (central LPG supply)

Listed: No

Tenure: Freehold



First Floor

CHERITON FITZPAINE sits in a vast and hilly lowland region of Devon, the village is 9 miles from the City of Exeter and 1.5 miles northeast of the Crediton/ Tiverton A3072 road – a route that could be argued to be one of the most stunning sunset drives in the county. The village appears timeless and has many listed cottages with the classic poured custard thatched roofs. Notably there's also a gothic church, known for its hard edges and sharp peaks. There are two pubs, The Ring of Bells and The Half Moon Inn – both of which are unique, but equally Devonian in spirit. Cheriton Fitzpaine is a substantial size and has a multi-million pound primary school, a community shop and Doctor's surgery plus nearby Thornes Farm Shop, Café & Deli which is home to some exceptional quality homegrown produce. Local children are fortunate to be able to use (acquire grass stains in!) and shoot hoops in 'Jack's Acre', a large playing field/ park maintained by the parish council.

DIRECTIONS : From Crediton, head towards Tiverton on the A3072 for approx. 3.4 miles and take a left turn at Coffintree Cross as signed to Cheriton Fitzpaine. Proceed into the village, turn right at the T-junction by the Half Moon Inn and follow the road passing the primary school on the left and then take a left into White Cross Park where visitors' parking and the show home are clearly marked.

