



7 Drakes Meadow

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Cheriton Fitzpaine, Crediton, EX17 4HU

Crediton 6.5 Miles | Exeter 11 Miles.

Offered to the market with no onward chain - A spacious four bedroom family home benefitting from front and rear gardens, garage and off road parking, set in the popular village of Cheriton Fitzpaine.

- Detached Family Home
- No Onward Chain
- Spacious Sitting/ Dining Room
- Garage & Driveway Parking
- Recently Re-Painted & Re-Carpeted
- Four Bedrooms
- Kitchen & Separate Utility
- South Facing Rear Garden
- Council Tax Band E
- Freehold

Guide Price £375,000

DESCRIPTION

7 Drakes Meadow is a superb four-bedroom family home extending to approximately 1,742 SqFt, including the garage. Set in a peaceful cul-de-sac on the edge of the picturesque village of Cheriton Fitzpaine, the property enjoys a lovely rural setting with excellent access to local amenities, good schools, and transport links to Tiverton, Crediton, Exeter, and beyond. The ground floor features a spacious sitting/ dining room, conservatory with rear access and a well proportioned kitchen with an adjoining utility, also with rear access. The first floor offers four well-proportioned bedrooms, as well as a family bathroom. To the rear, there is a well-maintained, south facing garden with a patio, lawn and a variety of shrubs, providing views across the stream and fields beyond. To the front of the property is an area of lawn along with well-sized driveway providing parking for several vehicles and access to the garage.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.
Ofcom predicted broadband services – Standard & Superfast broadband available.
Ofcom predicted mobile coverage: Internal (Variable) – O2, Three & Vodafone.
External - EE (Variable), Three, O2 & Vodafone.
Local Authority: Mid Devon Council.

DIRECTIONS

From Tiverton, take the A396 Bickleigh/Exeter road and just beyond the Trout Inn turn right and follow the A3072. Continue for approximately 4.5 miles and turn right, sign posted Cheriton Fitzpaine. Proceed for 1.5 miles, past Thorne Farm Shop. Upon entering the village, take the first left. The property will be found after 100 yards on the left hand side.





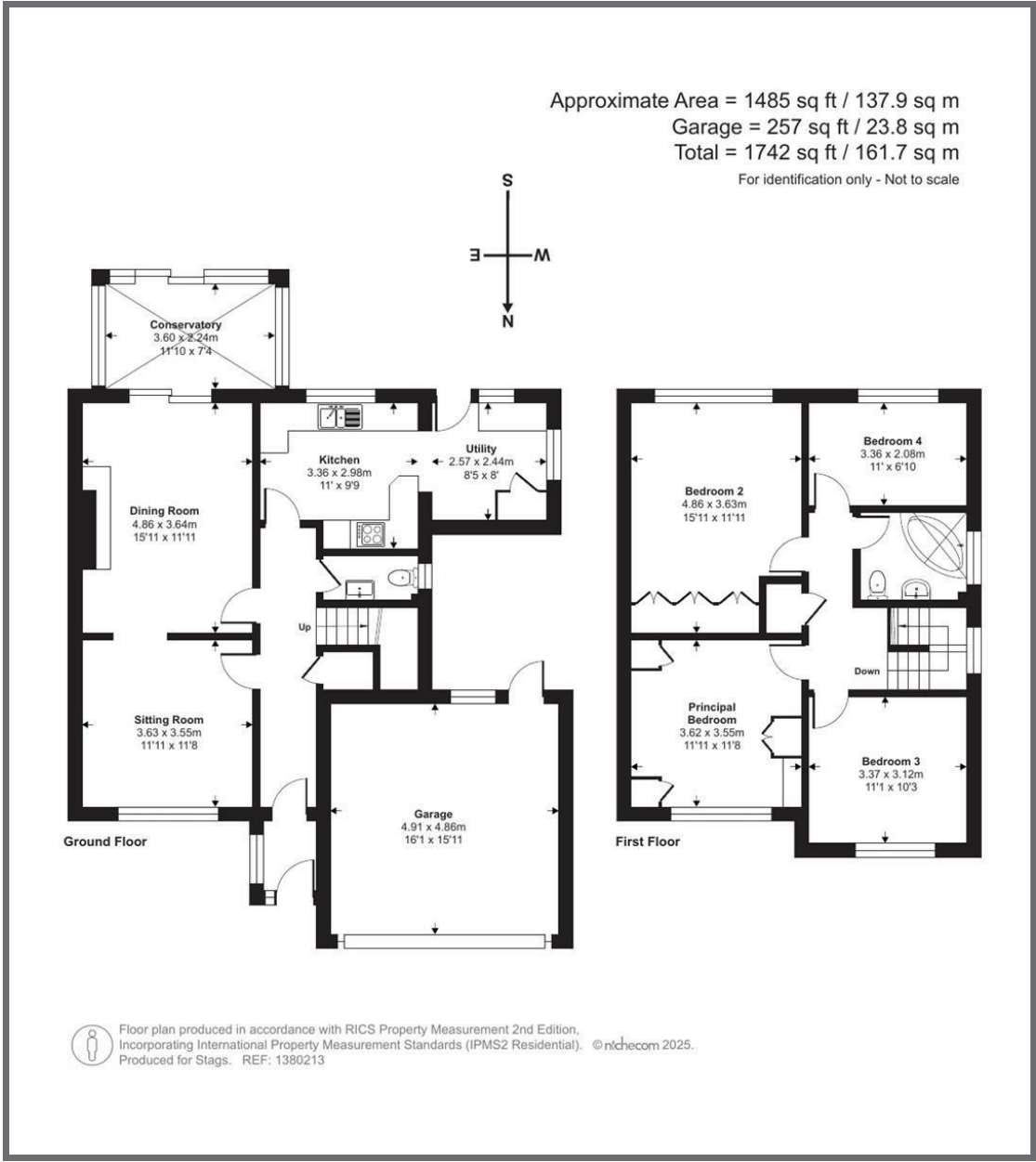
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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