



33 Sanders Lea, Cheriton Fitzpaine, EX17 4BL

Offers Over £450,000

A stunning four bedroom executive detached home, situated in the sought after village of Cheriton Fitzpaine.

Winkworth

Crediton: 01363 773757
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Exeter: 01392 271177
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Tiverton: 01884 675 675
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A beautiful detached family home set in this popular village. With four generous bedrooms and sizeable living space, this really is a great home in the country for a modern, growing family!

Built just 2/3 years ago, this really is a super four bedroom detached family home in a lovely position, with village amenities and fabulous country walks right on your doorstep. The property has great kerb appeal.

The accommodation comprises an entrance hall with cloakroom, a spacious sitting room with separate, kitchen /diner with extensive range of units plus a separate utility. The property has the benefit of four double bedrooms with master en-suite, plus a separate family bathroom.

Outside, there is a large driveway providing ample parking for several vehicles, and a small area of lawned garden and shrubbery. To the rear is a good-sized enclosed level garden with a small patio area which could easily be extended further to allow space for al fresco dining, and large area of lawned grass making for easy maintenance. A gate provides side access to the driveway.

DIRECTIONS: Travel from either Crediton or Tiverton on the A3072 and take the turning for Cheriton Fitzpaine, follow this road for 1.5 miles into the village centre. Once in Cheriton Fitzpaine take a right turn at the Half Moon public house and follow this road for approximately 800 yards at which point you will arrive at Sanders lea, enter the estate and turn right and you will find the property on your left.

NHBC Buildmark Warranty - The property was built in 2020 and benefits from the remainder of the original 10 year warranty.

There is a management charge of £30 per calendar month for a company to take care of the grounds on the estate.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



AT A GLANCE:

Four Bedroom Executive Detached House
Two Reception Rooms
Off Road Parking and Single Garage
Enclosed Garden To Side and Rear
Only Built Three Years Ago
Edge of Village Location

PROPERTY INFORMATION:

COUNCIL TAX: Band E
SERVICES: Mains Electric, Water & Drainage.
BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 24.
MOBILE SIGNAL: You Are Likely To Have Good Coverage
HEATING: LPG Gas Heating
LISTED: No
TENURE: Freehold
Rights and Restrictions - Please refer to agent.

Sanders Lea, Cheriton Fitzpaine, Crediton, EX17



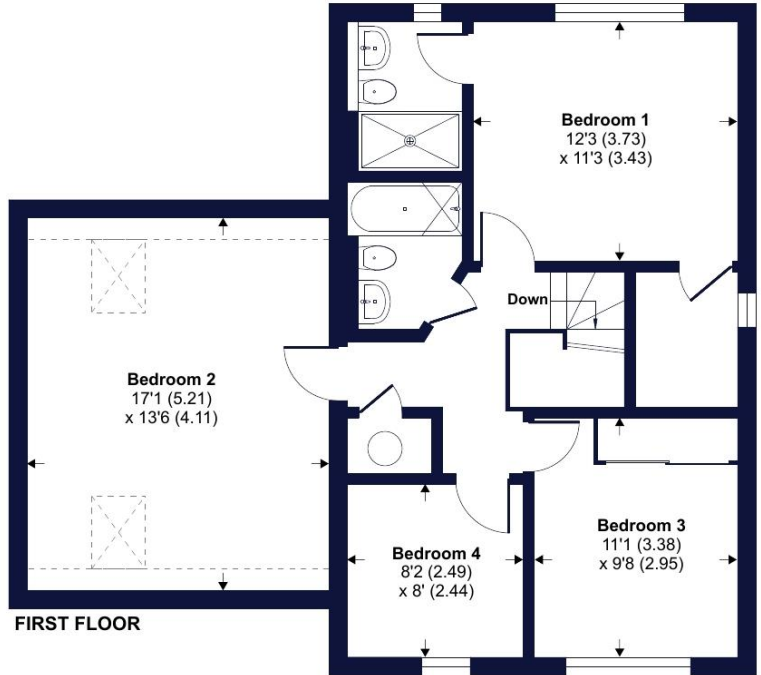
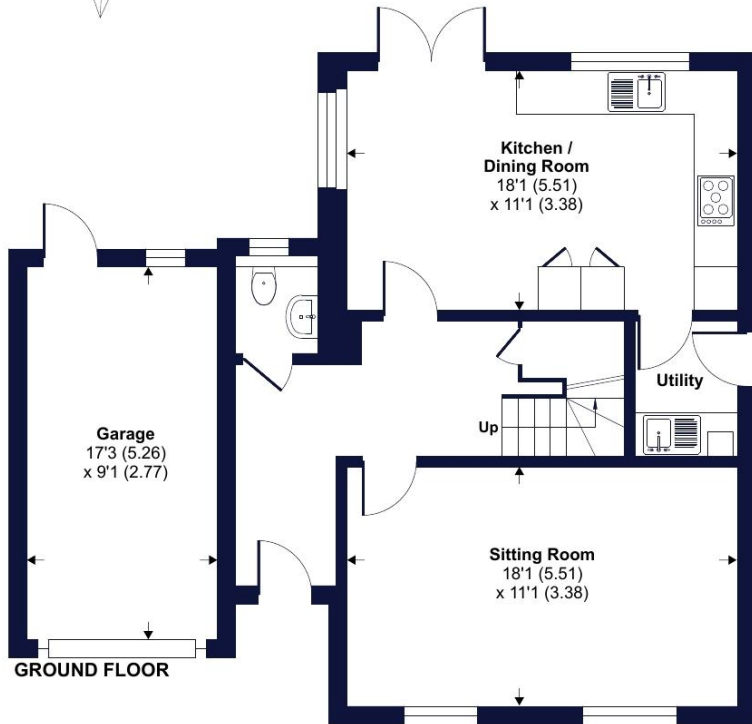
Approximate Area = 1372 sq ft / 127.4 sq m

Limited Use Area(s) = 30 sq ft / 2.7 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1554 sq ft / 144.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1046563

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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