



20 Sanders Lea, Cheriton Fitzpaine, EX17 4BL

Guide Price £290,000

An immaculately presented 3 bedroom home, built in 2021, offering bright and stylish accommodation, set within a popular development in Cheriton Fitzpaine. Enclosed rear garden and allocated parking for 2 cars.

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Built in 2021 and forming part of an exclusive development in the highly sought-after village of Cheriton Fitzpaine, this beautifully presented mid-terrace home offers stylish, contemporary living in a prime village setting.

Immaculately finished throughout, the property boasts a bright and spacious layout designed for modern lifestyles. The well-appointed accommodation comprises three bedrooms, including a superb principal bedroom with ensuite shower room, a contemporary family bathroom, and a convenient ground floor cloakroom. The generous sitting/dining room provides an inviting space for both relaxation and entertaining, while the well-equipped kitchen offers ample storage and preparation space, finished to an exceptional standard.

The home benefits from underfloor heating across the ground floor, complemented by radiators on the first floor, ensuring comfort and efficiency throughout the seasons.

To the rear, a delightful, enclosed garden, predominantly paved for ease of maintenance, creates the perfect setting for al fresco dining and outdoor gatherings. The property also enjoys views over the attractive communal green to the front and benefits from a driveway to the rear providing parking for two cars.

SERVICE CHARGE: The property is subject to a Management Fee of £320.00 per annum for the maintenance of communal areas.

DIRECTIONS: Using the What3Words App, search [evidence.instance.finishers](https://www.what3words.com/).

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

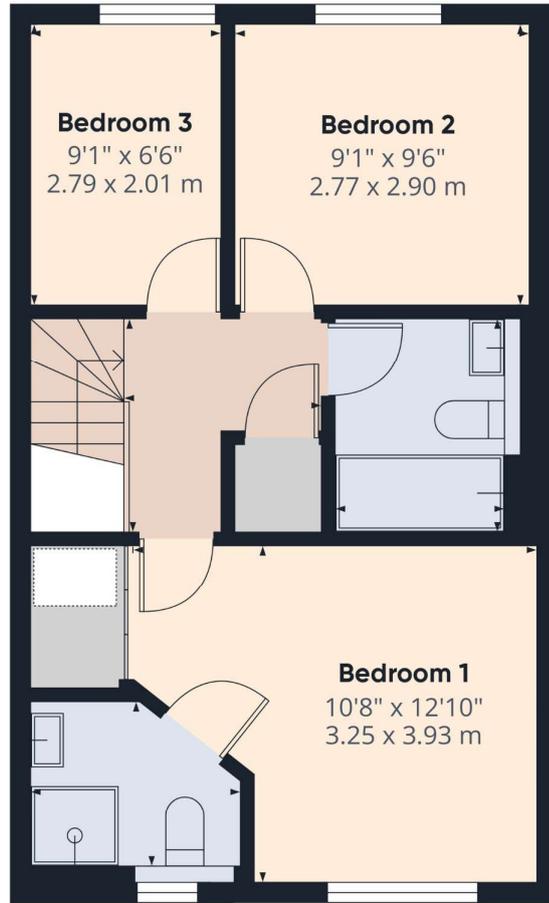
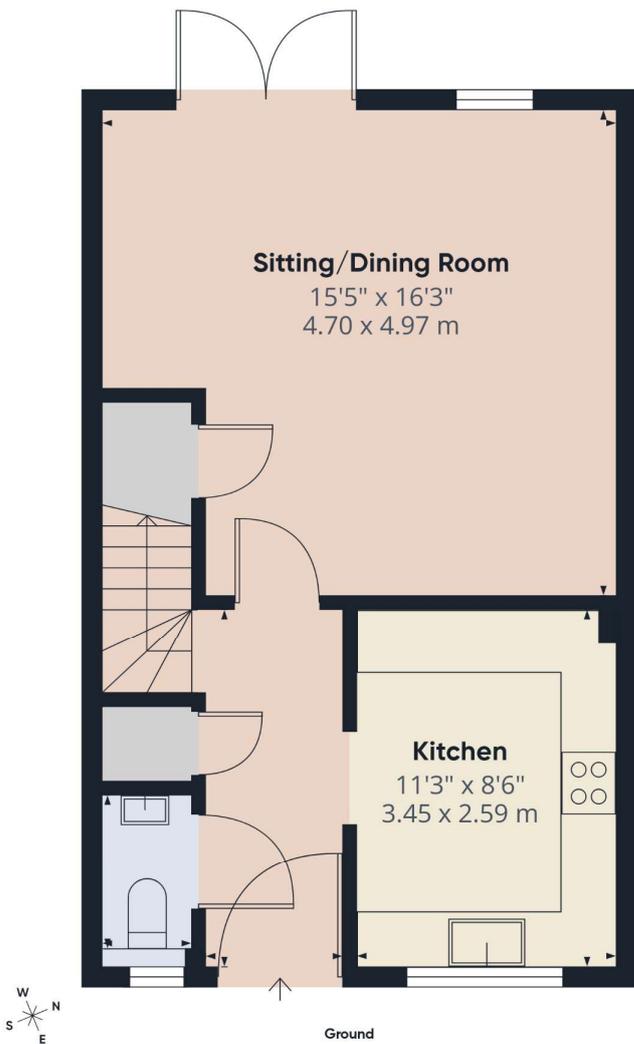


SUMMARY

- Popular development and village location
- An immaculately presented mid terrace home
- 3 Bedrooms
- Family bathroom and master ensuite
- Enclosed rear garden
- Driveway parking for 2 cars at rear
- 10 Year NHBC Warranty from 2021

PROPERTY INFORMATION:

COUNCIL TAX: Band C
 LOCAL AUTHORITY: Mid Devon
 SERVICES: Mains Electricity and Water
 DRAINAGE: Mains Drainage
 BROADBAND: Broadband Available
 MOBILE SIGNAL: Good Coverage
 HEATING: LPG Central Heating supplied by a communal tank and metered. Under-floor heating on the ground floor.
 LISTED: No
 TENURE: Freehold
 CONSERVATION AREA: No
 FLOOD RISK: Very Low



Floor 1

Approximate total area⁽¹⁾
824 ft²
76.4 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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.