

STAGS

3 Barnshill Close

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Cheriton Fitzpaine, Crediton, EX17 4LJ

Crediton 5 Miles | Exeter 9 Miles | Tiverton 9 Miles

An immaculately presented detached four-bedroom home, located in the popular village of Cheriton Fitzpaine, with driveway parking and a garage.

- Detached Family Home
- Three Reception Rooms
- Family Bathroom and En Suite
- Integral Garage
- Council Tax Band D
- Four Spacious Bedrooms
- No Onward Chain
- Driveway Parking
- Superb Village Location
- Freehold

Offers In Excess Of £400,000

DESCRIPTION
3 Barnshill Close is a large detached four-bedroom home set in the popular village of Cheriton Fitzpaine. An attractive village providing a broad range of amenities including a popular primary school, two pubs, community shop and church.

The market town of Tiverton, about 10 miles distant, is a busy local centre and has all the usual shopping, commercial and recreational facilities. There is also a dual-carriageway link (A361) to the M5 at Junction 27 and Tiverton Parkway mainline railway station with intercity service to London, Paddington, with fast trains taking approximately 2 hours.

The property consists of a spacious entrance hall with downstairs w/c leading into the living room which has double doors through to the dining room, giving an open plan feel or space for separate living areas. The kitchen looks over the rear garden and is a good size for a breakfast table and ample storage. There is also a separate utility area. Upstairs the property has the benefit of four spacious bedrooms, the main served by an en suite and the remainder by a family bathroom.

Outside the property has a generous plot with an integral garage and ample driveway parking. The garden is laid to lawn with mature plants and shrubbery.

SERVICES
Mains Electricity, Water and Drainage. Oil Fired Central Heating.
Ofcom predicted broadband services – Standard & Superfast broadband available.
Ofcom predicted mobile coverage: Internal - Vodafone (variable) & O2. External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.

DIRECTIONS
What3Words: ///snowboard.extension.fortress
Google Drop Pin: https://maps.app.goo.gl/rNxR37JzP6j26ydu6













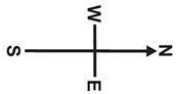






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





Approximate Area = 1417 sq ft / 131.6 sq m
Garage = 179 sq ft / 16.6 sq m
Total = 1596 sq ft / 148.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1494893

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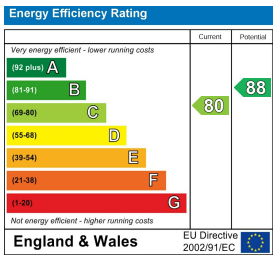

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