



3 Barnshill Close



STAGS

3 Barnshill Close

Cheriton Fitzpaine, Credenon, EX17 4LJ

Credenon 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
- Driveway Parking
- Generous Gardens
- Council Tax Band D
- Four Spacious Bedrooms
- Family Bathroom and En Suite
- Integral Garage
- 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>





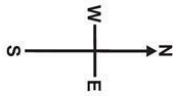
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		80
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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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). © nichcom 2026. Produced for Stags. REF: 1494893



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