



3 Maple Court, Cheriton Bishop, EX6 6BP

Guide Price £325,000

Welcome to Maple Court, a charming and spacious three-bedroom link-detached home located in the picturesque village of Cheriton Bishop.

Winkworth

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Built in 2017, this beautifully presented three bedroom property offers bright and spacious accommodation finished to a high specification throughout.

As you enter property, there is a spacious living room with inset electric fire, cloakroom and stairs to first floor. The open plan kitchen / dining room benefits from a dual aspect outlook across the garden and adjoining countryside and is fitted with high quality built-in appliances with a variety of base and wall units providing ample cupboard and drawer space. The adjoining dining area is perfect for family meals or hosting dinner parties, with enough room to accommodate a large dining table and chairs. Patio doors lead to the rear garden.

Upstairs, you will find three generously sized bedrooms and a contemporary family bathroom, complete with modern fixtures and fittings. An airing cupboard houses the controls for the Biomass heating and offers an additional storage space.

The enclosed rear garden, which backs onto open farmland, is well-maintained with a lawn and patio area, ideal for outdoor dining and summer barbecues, while the surrounding fence creates a good deal of privacy. To the front, the property benefits from two designated parking spaces.

As a new build, Maple Court is designed with energy efficiency in mind. The property features a biomass heating system, offering an eco-friendly and cost-effective heating solution. Biomass heating

provides efficient and sustainable energy, significantly reducing both heating costs and the home's carbon footprint, modern insulation, double glazing, and energy-efficient appliances, helping to reduce running costs and minimize environmental impact.

Situated in the charming village of Cheriton Bishop, the property enjoys a prime location with easy access to local amenities, including a village shop, post office, and a welcoming pub. The area is known for its strong sense of community and excellent local schools.

For those who enjoy outdoor pursuits, the surrounding countryside provides ample opportunities for walking, cycling, and exploring the natural beauty of Devon. The property is also conveniently located near major road links, making it easy to reach Exeter and other nearby towns and cities.

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 £25 is levied for each verification undertaken.



AT A GLANCE:

Beautiful Link Detached Property
Three Bedrooms
Biomass Heating
Built In 2017
Enclosed Rear Garden
Two Designated Parking Spaces
Sought After Village Location
Close To Amenities & Transport Links

PROPERTY INFORMATION:

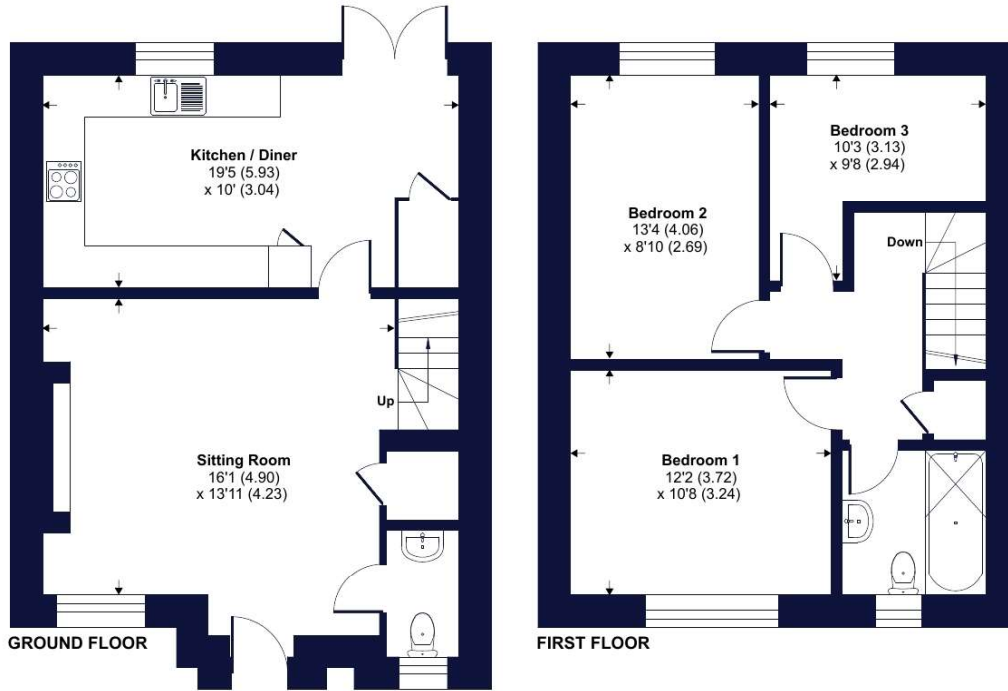
COUNCIL TAX: Band C
LOCAL AUTHORITY: Teignbridge
SERVICES: Mains Electric, Water & Drainage
BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach June 24.
MOBILE SIGNAL: Coverage With Certain Providers
HEATING: Biomass Heating
LISTED: No
TENURE: Freehold



Maple Court, Cheriton Bishop, Exeter, EX6

Approximate Area = 976 sq ft / 90.6 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 2024. Produced for Winkworth. REF: 1144834



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(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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