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## properties

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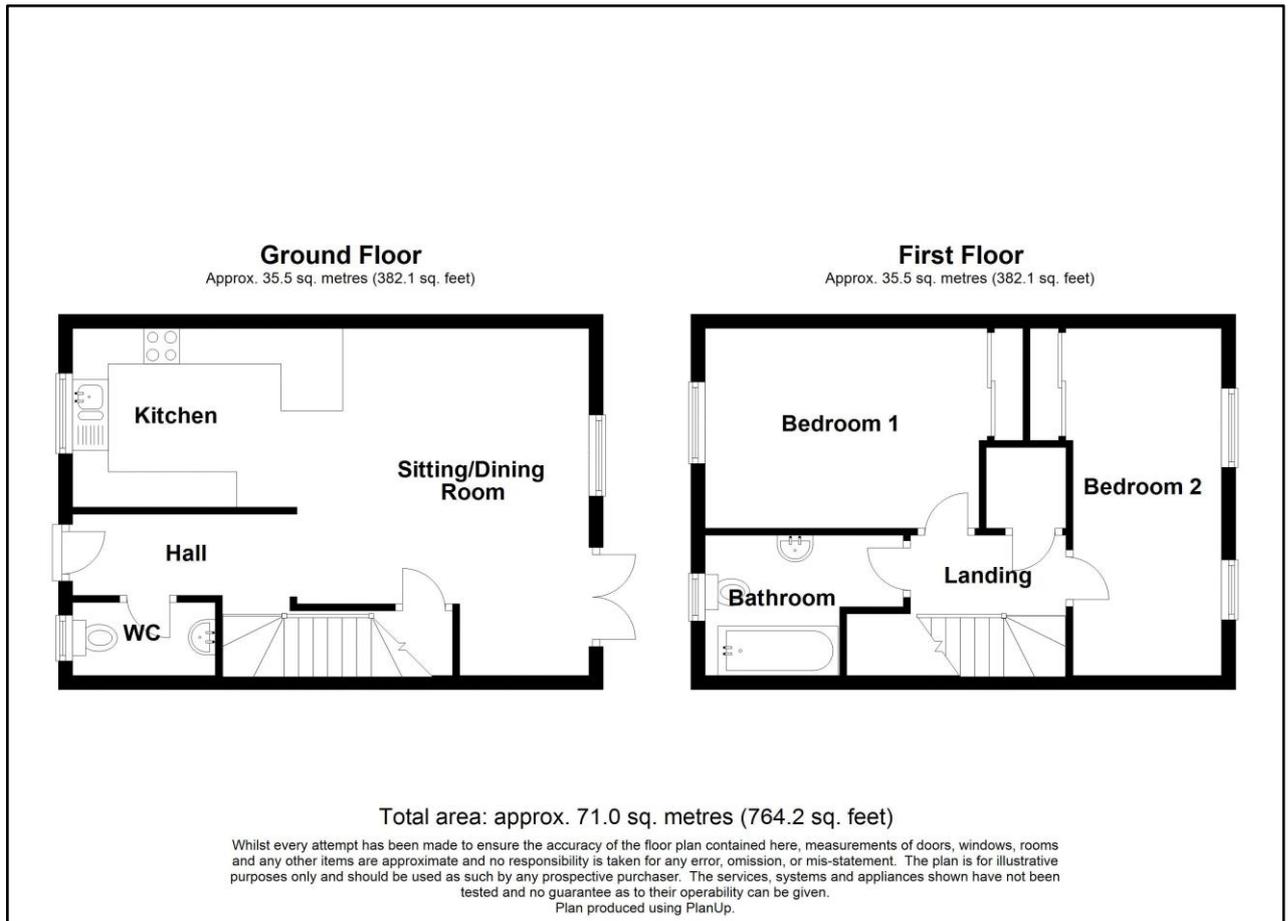
**2 Acer Terrace, Cheriton Bishop, Devon EX6 6BL**

**Price : £253,000 Freehold OR 70% shared ownership option at £177,100 Leasehold**



- A smart terraced home just 5 years old • Courtyard garden and two parking spaces •
- B rated EPC and full double glazing • Entrance hall • W.C. •
- Spacious and bright living room • Fitted kitchen, oven, hob and extractor hood • Bright bathroom •
- Generous double bedroom with double closet • Good twin bedroom with double closet •



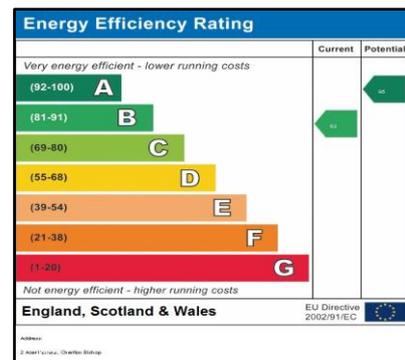


## The Property

2 Acer Terrace is a 5 year old terraced home with high levels of insulation, full double glazing and an innovative and efficient communal central heating system. The cottage is very well presented with iron railings at the front and a south facing courtyard garden at the rear. The accommodation comprises an entrance hall, w.c., a spacious sitting/dining room with a patio door to the garden and a smart kitchen finished in white with 'metro' style tiling on the ground floor. Upstairs there is a landing, a generous double bedroom and a good size twin bedroom, both with built in wardrobe recesses and a bright bathroom with a white suite. This can be a 70% Shared Ownership opportunity and details of the eligibility for this are at the end of these particulars. It is possible to buy either 70% of the freehold, subject to eligibility approval, or the full 100% which has no eligibility requirements. Fowlers strongly recommend viewing this really lovely home.

## Situation

Cheriton Bishop is located at the very edge of the Dartmoor National Park and the Teignbridge Council boundaries. It is about 8 miles from Exeter and 10 miles to the M5. The village has a Post Office/shop, the Old Thatch Inn, a primary school, village hall and a parish church. There is good access to walks in the Teign Valley and the surrounding countryside.



## Accommodation

### Entrance

A low stone front boundary wall is topped with railings and has a paved path to the multi locking front timber effect front door. There is a slated canopy porch with a recessed LED downlighter.

### Entrance hall 9' 2" x 4' 3" (2.79m x 1.29m)

The hall has an bamboo hardwood interlocking floor, a pendant light, a double panel radiator, the staircase to the first floor and a multi paned obscure glazed door to the w.c. A panelled door leads to the living room.

### W.C.

Fitted with a white suite of low level w.c., a pedestal wash hand basin, a ceiling light fixture, an bamboo hardwood interlocking floor, an extractor fan, an obscure glazed upvc double glazed window and a plumbed heated towel rail.

### Sitting/dining room 14' 4" x 16' 2" (4.37m x 4.92m) including the understairs cupboard



An attractive south facing room with a upvc double glazed window and a matching door and picture window to the courtyard garden. This bright room has an bamboo hardwood interlocking floor, two double panel radiators, a dining nook, an opening to the kitchen and a panelled door to the understairs storage cupboard. There are ample power points and a TV point.

### Kitchen 10' 7" x 7' 10" (3.22m x 2.39m)

A smart kitchen with a good range of base and wall cabinets finished in gloss white doors and drawer fronts and with 'Metro' style white splashback tiling. There is some worktop lighting and a roll top stone effect worktop with an integral halogen hob, a stainless steel circulator hood and light above and an electric fan oven and grill below. Space is allocated for a half size dishwasher, a full size automatic washing machine and

an upright fridge/freezer. A upvc double glazed window with an oak finish sill looks out to the front of the cottage and there is a tiling effect vinyl floor and a ceiling mounted spotlight cluster.

### First floor landing

Painted white handrails are fitted in the stairwell which rises to a landing with a white balustrade and panelled doors to all rooms and to the large hot water cupboard which houses a Cube Flow hot water boiler which has a fitted immersion, a mains pressure vessel and some shelving.

### Bathroom 6' 4" x 5' 11" (1.93m x 1.8m) plus door recess



A bright bathroom with a white suite comprising a pressed steel bath with shower/mixer tap, a glazed shower screen and tiling to ceiling height, a low level w.c. and a pedestal wash hand basin with an adjacent shaver point. There is an extractor fan, a ceiling light fixture, an obscure glazed upvc double glazed window, a plumbed heated towel rail and a vinyl tiling effect floor covering.

### Bedroom 1 13' 1" x 9' 4" (3.98m x 2.84m)



A good size double bedroom with upvc double glazed front windows, a double panel radiator, a recessed built-in double closet, a pendant light point, ample power points and a TV point. The room enjoys a view over the edge of the village to the Mid Devon countryside.

## Bedroom 2 16' 2" x 7' 2" (4.92m x 2.18m)



A generous twin room currently configured with a single bed at one end and a work station at the other. It has two upvc double glazed windows with views across the edge of the village to the moor, a pendant light point, a built-in recessed double closet and ample power points.

### Exterior

#### Courtyard garden 18' 9" x 17' 8" (5.71m x 5.38m)

This is an easily maintained south facing space with a paved patio and path to the back gate, a gravelled area and raised planters. There is an exterior tap and a wall mounted carriage lamp.

### Parking

The property comes with two parking spaces.

### Council tax band

Band B

## Shared Ownership eligibility

This modern cottage is a Shared Ownership opportunity and can be purchased either in part as a Shared Ownership lease (70%), or in full (100%) as a freehold. If 100% of the freehold is purchased there are no requirements for eligibility, but if 70% is purchased under a Shared Ownership lease then the remaining 30% will attract a calendar monthly rent of £171.27 that will be on top of any mortgage payments. In this case the following criteria will be assessed: You should not have a gross household income in excess of £80000pa. You should be unable to purchase a suitable house for your needs at full price on the open market. You should not already own a home or have already sold your home. You should live, work, or have a strong local connection (close family associations or previous periods of residence) to the County of Devon.

### Services

Mains electricity, water and drainage. Superfast Broadband is available at this property. This development has a communal central heating system which is wood pellet fired and piped to all homes.

### Directions

Upon entering Cheriton Bishop from the A30, you will find Acer Terrace on the left just before the junction which has an old oak tree right next to the Old Thatch Inn. Before this junction there is the entrance to the parking for Acer Terrace which is to the rear of the properties.



## Viewing by appointment only

The particulars are produced in good faith and are set out as a general guide only. The agents cannot accept liability for any inaccuracy or misdescription, and these particulars do not constitute any part of a contract and the purchasers should satisfy themselves as to each and every particular. No person in the employment of Fowlers Properties Ltd has the authority to make or give any representation or warranty whatsoever in relation to any property.