

20 Court Barton Close

Thorverton, Exeter, EX5 5BQ

£575,000
Guide Price



EPC B





- Downstairs underfloor heating
- Generous study with potential use as downstairs bedroom
- Large separate living room
- Superb kitchen/diner with bi-fold doors
- Utility room & separate downstairs cloakroom
- Three spacious double bedrooms
- Fourth small double/single bedroom
- En-suite to main bedroom & family bathroom
- Open countryside views
- Detached large garage & driveway parking



Would you like to have a look?

Contact our Cullompton office

01884 32100

cullompton@seddons.com

Watch the Video Tour

A superb & individual detached home, built in 2017 on this award winning development, within easy walking distance of the centre of Thorverton and village amenities.



The Property

Barton Meadows is an award winning small development of quality, bespoke homes situated close to the centre of Thorverton and built by Westhaven Homes in 2017. The development won "best rural development" at the Devon Rural Housing Awards in 2018.

The property is well positioned with open views over the rolling Exe Valley hills to the front and rear. The house is immaculately presented throughout and offers generous and comfortable accommodation with underfloor heating throughout the downstairs.

The entrance hall benefits from tiled flooring throughout, with downstairs cloakroom and understairs storage cupboard.

There is a generous separate living room with double doors which open out onto the garden.

The study to the front offers open views and offers potential to be used as a downstairs bedroom if desired. The superb dual aspect kitchen/dining room offers country views to the front and has expansive bi-folding patio doors leading out to the rear garden. The kitchen is fitted with integrated appliances, gas hob and double oven with a breakfast bar and ample units and work surfaces. Adjacent there is a separate utility room with Worcester Bosch combi boiler.

Upstairs there are three double bedrooms with open views, with en-suite shower room to the main bedroom and generous single/small double fourth bedroom with family bathroom.

Outside, is a well proportioned lawned rear garden with paved patio and rear access gate leading to an oversized single garage and two off road driveway parking spaces.

Thorverton is a sought after Exe Valley village with a thriving community atmosphere and an excellent range of clubs, activities and local amenities. These include the highly regarded Exe Valley Farm shop, pre-school and primary school, two pubs, church, Thorverton village memorial hall with recreation ground, dog walking field and play park. The village lies conveniently for easy access to the more extensive services of the cathedral city of Exeter, accessible by either bus or car along the A396 Exe Valley road, approximately 15 minutes' drive.

Utilities Mains gas, electricity, water & drainage.

Tenure Freehold

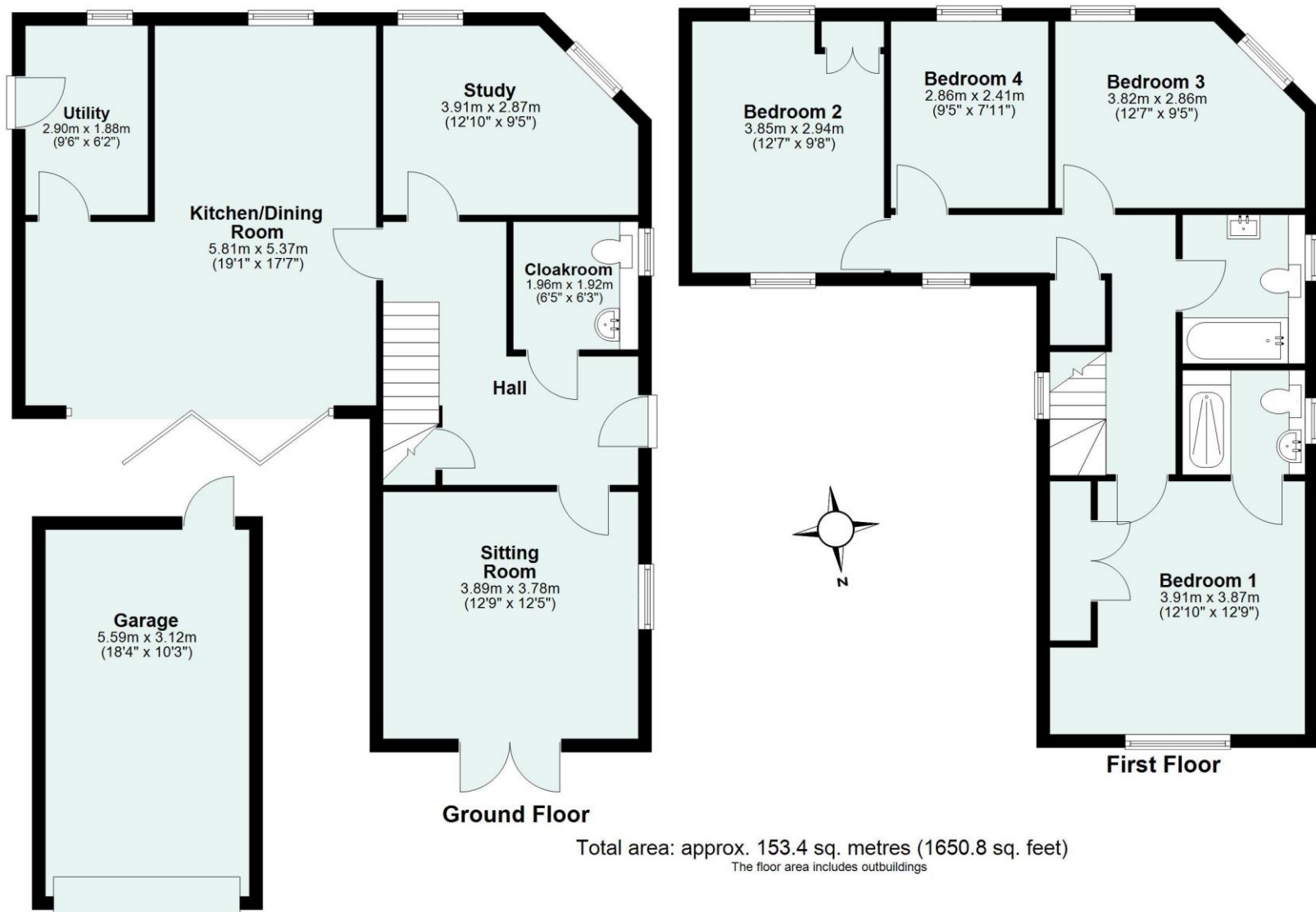
Council Tax Band E - Local Authority: Mid Devon Council

Agents Note: An annual service charge of £310 per annum is payable to First Port for management of the development.

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens.

Energy Performance Certificate (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(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	



Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.