



**6 Old Rectory Gardens, Morchard Bishop, Crediton, EX17 6PF**

£335,000 Offers Over

# Property Description

This lovely and extended detached bungalow is found on a road of other bungalows in the fantastic Mid-Devon village of Morchard Bishop, with its amenities within walking distance and a nice position with a field beyond its rear garden.

The well-presented accommodation includes three double bedrooms with scope to create an en-suite if desired, please read on. There is a very spacious living room with a wood-burning stove, a large opening leading through to the dining area which is naturally light and has double doors to the rear garden, plus a kitchen breakfast room, complete with Quartz worktops, a Neff twin oven, induction hob and extractor. There is a utility room (with additional sink and space, power and plumbing for a tumble drier and washing machine) which could be converted into a en-suite to bedroom 3 if desired. There is also a modern shower room, uPVC double glazed doors and windows throughout, as well as LPG gas central heating to everywhere except the new 3rd bedroom and utility where there is an electric heater/electric heated towel rail.

To the rear is the main garden (14.2m x 10.2m) which is south-facing and backs onto fields. It is largely laid to lawn with paving immediately behind the bungalow, there is a brand new shed, a further shed and store, plus a side gate leading to the front, where there is a long driveway (10.8m) with an adjacent lawned garden, where further parking could be created, subject to permissions.

Please see the floorplan for room sizes.

Current Council Tax: C (£1,942pa)



Utilities: Mains gas, electric, water, telephone and broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: LPG gas central heating

Listed: No

Tenure: Freehold

MORCHARD BISHOP is a village and civil parish set in the sumptuous hills and valleys of Mid-Devon, halfway between the North and South of the County, 7 miles west of Crediton and 14 miles from the regional capital, Exeter. The showpiece is the spectacular 16th Century Church of St Mary's, one of two churches in the village. This small but thriving community, with a population of just under 1000 has a primary school, doctor's surgery and local shops. Those who lead an active lifestyle can take advantage of the football, netball and outdoor tennis clubs as well as enjoying a game of bowls on the Green. At the centre is the friendly London Inn, loved for its generous servings of delicious, locally sourced food. Dating back 400 years, this traditional pub was once a stop for passing coaches when the main road from Exeter ran through the village. Today, the nearby railway station at Morchard Road carries passengers from Exeter to Barnstaple along the scenic Tarka Line. Dartmoor and Exmoor, areas of outstanding natural beauty are within 30 minutes' drive.

DIRECTIONS: For Sat-Nav use EX17 6PF – No.6 is found on your right, marked by a Helmores Board.

What3Words: ///seashell.anode.zebra

EPC Rating: C

# Key Features

- ✓ Extended Detached Bungalow in Village Location
- ✓ Three double bedrooms
- ✓ Spacious living room with woodburner
- ✓ Kitchen breakfast room, dining area and utility
- ✓ Long driveway and a southerly rear garden backing onto fields
- ✓ Modern shower room
- ✓ Gas central heating and uPVC double glazing



# External Areas

## Garden

South facing and backing onto fields.

## Off Road

**2 Parking Spaces**





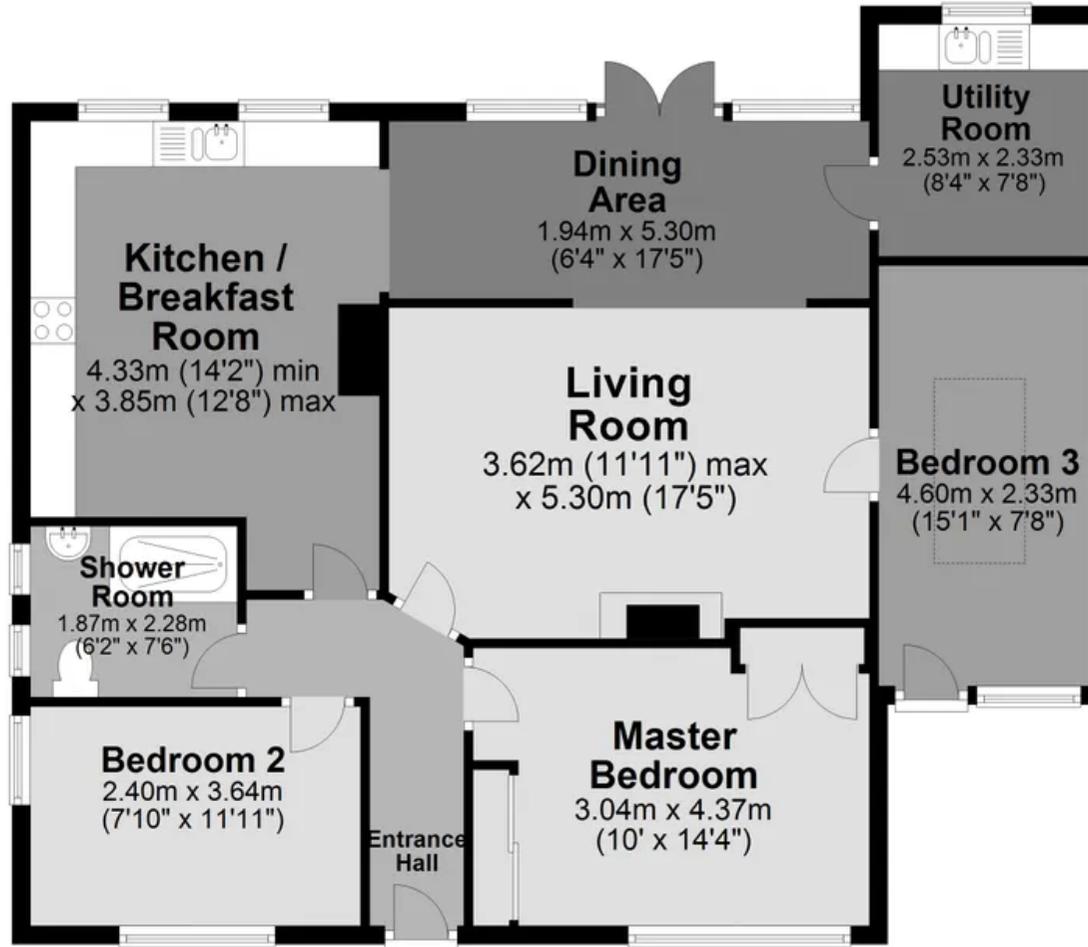




All

**Ground Floor**

Approx. 98.9 sq. metres (1064.2 sq. feet)



Total area: approx. 98.9 sq. metres (1064.2 sq. feet)

**Helmores**

01363 777 999

property@helmores.com

