



27 Old Rectory Gardens, Morchard Bishop, EX17 6PF

Guide Price £350,000

HELMORES
SINCE 1699

27 Old Rectory Gardens

Morchard Bishop, Crediton

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- Fantastic link detached bungalow
- Beautiful third acre garden plus additional garden
- 2 double bedrooms (originally 3)
- Private location at end of cul-de-sac
- Scope to improve and room to extend
- Village location with shop, pub and bus
- Central heating and double glazing
- No chain
- Off-road parking and garage

Morchard Bishop is a pretty village, one of the larger villages locally and as such, there's an active community and has a wonderful local shop, a recently refurbished pub, sports teams and primary school. There's a regular bus service too with 5 buses a day to Crediton and Exeter plus a couple of miles away the train can be caught towards Exeter or Barnstaple (on the beautiful Tarka Line).

Located on a private drive (serving just 4 properties) and at the end of the cul-de-sac, is this lovely link detached bungalow (adjoined only by its garage to the neighbours garage). Unusually it sits in a third acre garden (which extends to both sides of the lane in front of the property) which is full of established shrubs, bushes and trees which adds privacy and plenty of wildlife visitors.





The bungalow is being sold with no onward chain.

Please see the floorplan for room sizes.

Current Council Tax: C (Mid Devon 2022/23
£1897.87)

Utilities: Mains electric, water, telephone and
broadband, plus modern oil tank

Fastest broadband speed within this postcode:
Up to 37Mbps (Rightmove)

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: No

Tenure: Freehold

DIRECTIONS : Upon entering Morchard Bishop
from the A377 at Morchard Road, proceed up
the hill, passing The London Inn and then at the
monument, bear right at the fork. At the bottom
of the hill, on the right, is Old Rectory Gardens.
Follow the road to the end and enter the
unmarked drive and the property is first on the
left.



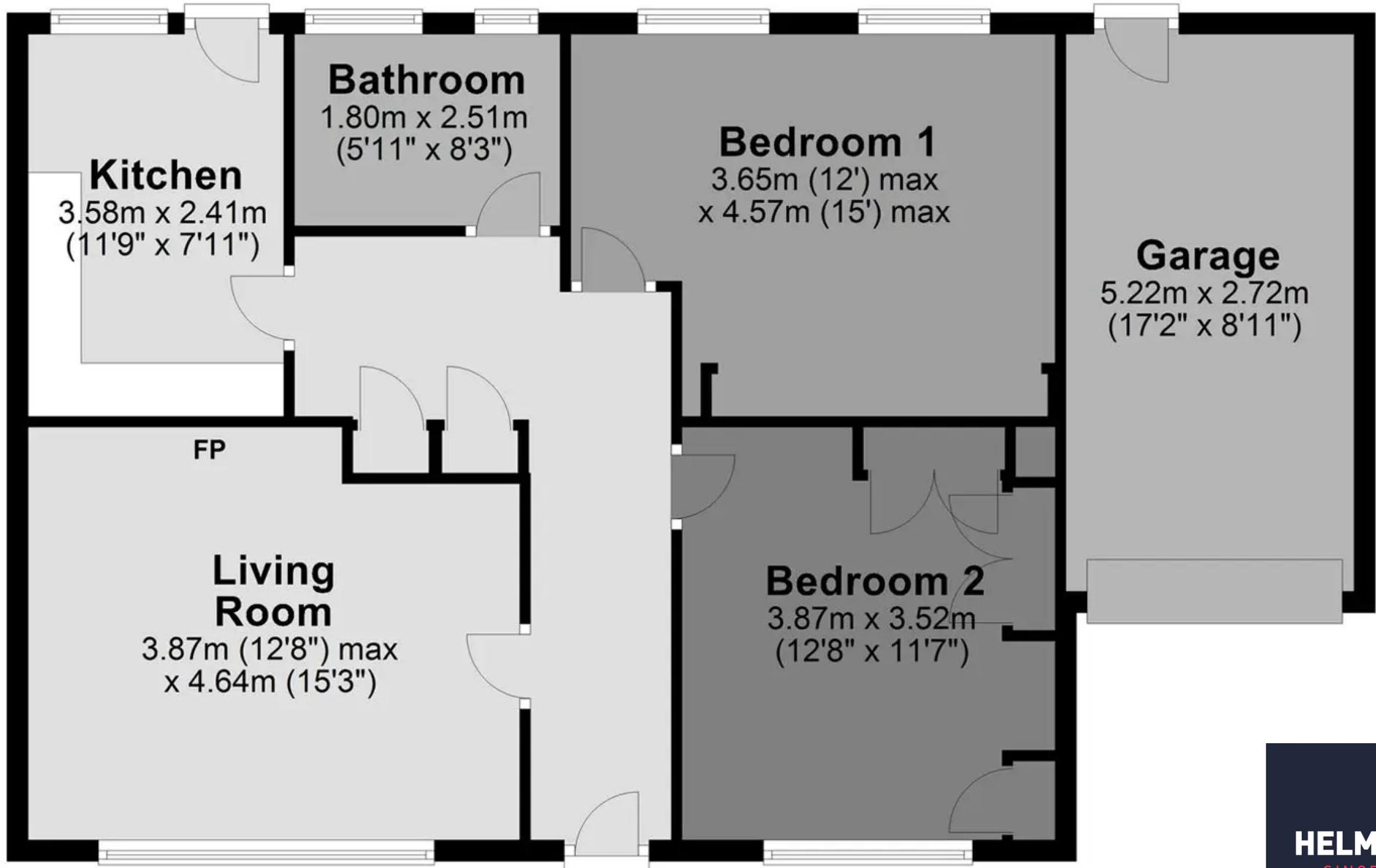
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MORCHARD BISHOP is a village and civil parish set in the sumptuous hills and valleys of Mid-Devon, halfway between the North and South of the County, 7 miles west of Crediton and 14 miles from the regional capital, Exeter. The showpiece is the spectacular 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.



Ground Floor

Approx. 87.9 sq. metres (946.0 sq. feet)



Total area: approx. 87.9 sq. metres (946.0 sq. feet)



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