



Egg Beer View, Cheriton Bishop EX6 6JE

Guide Price £740,000

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Egg Beer View

Cheriton Bishop, Exeter

- 4 Bed home with 1 bed annexe
- Large bungalow with amazing views
- Just 12 minutes to Exeter & convenient to A30
- Village location
- Double garage
- Enclosed garden perfect for pets
- 3 Bathrooms
- Perfect for multi generations or Airbnb
- uPVC double glazing and oil central heating
- Large plot

Egg Beer View is a versatile home with many options for multi generational living or to enjoy as one large home. Beautiful views over the countryside to Dartmoor and a perfect village location with easy access to the A30 and Exeter. This home has been well maintained and extended to offer a large comfortable home that would suit many needs.



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The entrance hall has access to a newly fitted utility/boot room and the 4th bedroom, a further bedroom can be found on this floor with a bay window overlooking the garden. The kitchen is large and L shaped with an array of fitted units including an integrated fridge/freezer, eye level NEFF oven and microwave and granite worktops. There's space to sit at the breakfast bar and a wood fired Rayburn is another option to cook from and brings that special warmth to the home. The four ring NEFF ceramic hob and double Belfast sink add everything that's needed to finish off this perfect country kitchen. There is a large lounge (currently utilised as a dining room) with marble feature fireplace with woodburner, double doors from here lead to the garden and a bay window gives plenty of light to this room.

Upstairs the main part of the bungalow has been converted to two large double bedrooms, the master has a wall of fitted wardrobes with plenty of storage space and 3 velux style windows with access to those views. There is a shower/wet room on this floor with vanity units offering even more storage.

The annexe with its own entrance is spacious with a large double bedroom, shower room with modern white suite and vanity unit. The kitchen/lounge/diner in this part of the house has floor to ceiling picture windows to enjoy the fantastic views over the fields to Dartmoor. There is a fitted kitchen with oven and fridge, plenty of units and a door to the garden. There is uPVC double glazing throughout, oil fired central heating, and a new roof fitted 5 years ago



Outdoors there is a large double garage and parking for at least 5 cars. The front garden is laid to lawn with flower beds and shrub borders. There is a storage shed to the side and a large garden to the rear with apple trees and a caged fruit/vegetable bed area. The large patio running the full length of the house is perfect for outdoor dining or peaceful unwinding with views over the countryside. The whole garden is fenced and fully enclosed to be safe for pets.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2024/25 - £2896.98

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold

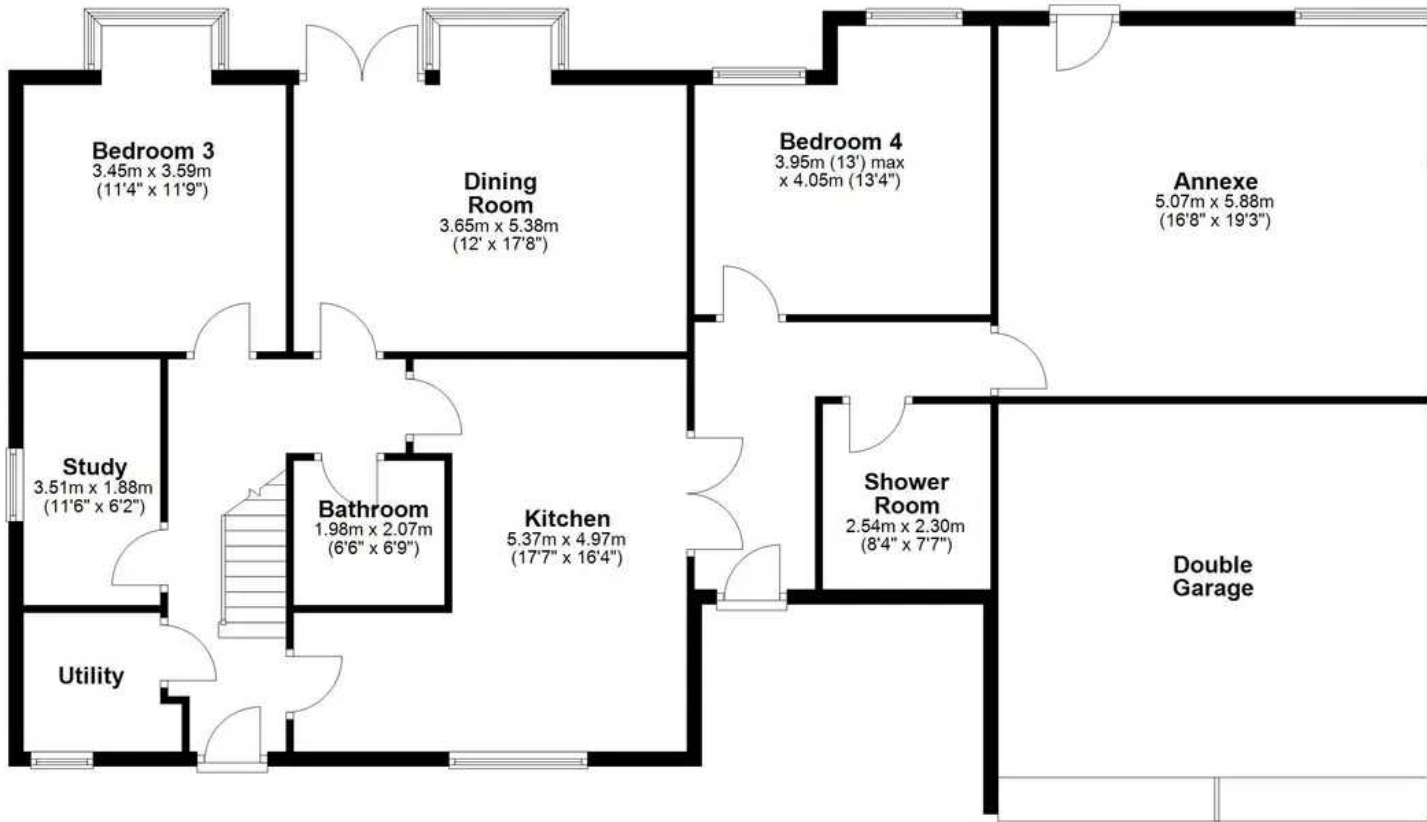


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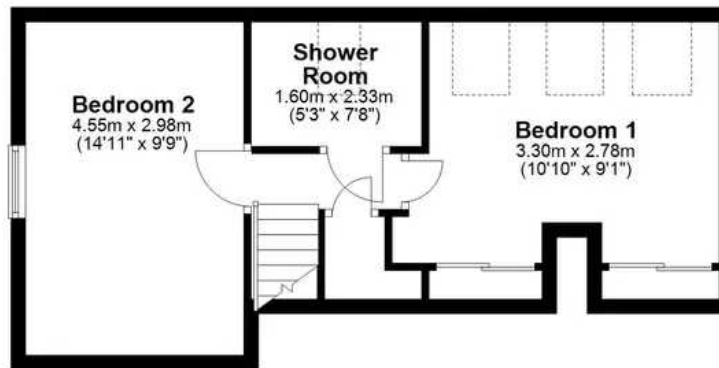
Ground Floor

Approx. 178.0 sq. metres (1915.7 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



Total area: approx. 214.2 sq. metres (2305.3 sq. feet)



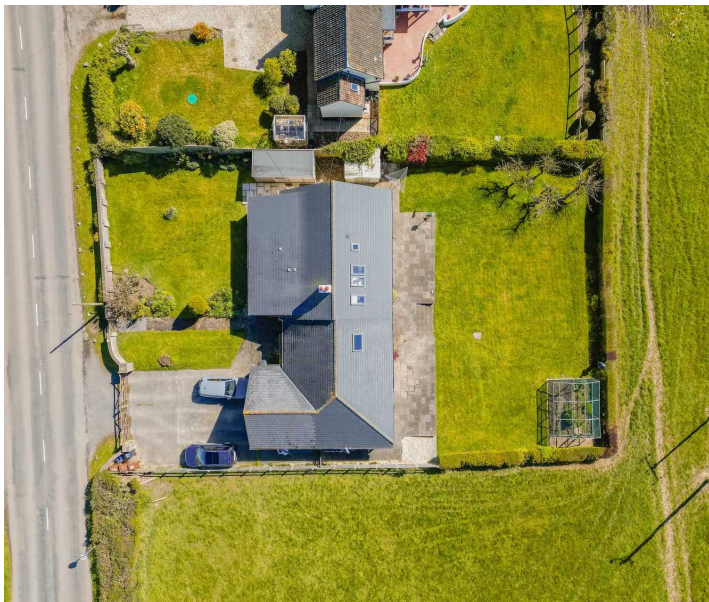


CHERITON BISHOP is a village situated at the northern borders of Dartmoor National Park – between the City of Exeter and the town of Okehampton. The farmlands adjoining Cheriton undulate with true Devon character, gradually rising towards Dartmoor, where altitudes creep to heights in excess of 1000 ft above sea level. The village is ideally placed for hassle free access to the A30 dual carriageway, a direct injection into Exeter (10 miles) and a great route west to Cornwall. Facilities include, a parish church, a popular pub with great food, a primary school and a Doctor's surgery. Fancy sloshing a drink around and wiggling to a beat? For music lovers: Cheriton hosts two annual festivals at the Woodleigh Coach House – 'The Gig in The Garden' and 'Jam in June', the perfect opportunity to see some talented local acts.

DIRECTIONS

From the A30 take the Woodleigh junction, take the road sign posted to Cheriton Bishop, go through the village and Egg Beer View is the last property on the left.

What3Words: [///twigs.going.interviewer](https://www.what3words.com////twigs.going.interviewer)





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