



**26 Greenaway, Morchard Bishop, EX17 6PA**

Guide Price **£280,000**

**HELMORES**  
SINCE 1699



## 26 Greenaway

Morchar Bishop, Crediton

- Extended spacious home
- Village location
- Gardens to front and rear
- South facing views to Dartmoor
- 4/5 Bedrooms
- 2 Bathrooms
- Outbuildings
- Recent uPVC double glazing
- Storage & downstairs WC

The addition of a wonderfully spacious extensions has made this property a true gem, with many extras including upgraded electrics, LPG heating system (2019), woodburning stove & recent uPVC double glazing throughout, set in the desirable village of Morchar Bishop, this property offers huge value for money. With gardens front and back leading onto open countryside, the peace and quiet of the location is a must view!



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The front porch with plenty of storage/boot space leads with steps up to the main entrance, the spacious kitchen with light oak effect units has recently fitted worktops and tiles and has space for all the necessary white goods. There are patio doors out to the garden and a door leading through to the extended part of the house. The extension built in 2019 provides a downstairs WC and a spacious open plan lounge/diner with south facing picture window and patio doors to the rear garden. There is also another lounge on the ground floor with a Charnwood woodburning stove, south facing window and plenty of storage.

Upstairs the large master bedroom in the extension has an ensuite with tasteful tiles and large shower enclosure and a separate walk-in-wardrobe. There is a further double with views over the garden and a single bedroom with built-in bed to the front. Another double (currently utilised as a craft room) leads through to another single bedroom. The family bathroom is a modern white suite with an recently added electric shower over the bath.

The garden to the front has a gravelled area surrounded by a hedge and shrubs with useful space for bins. The pretty rear garden is fully enclosed, perfect for pets and has separated areas including, lawned area, decked area, pergola and includes a summer house and two further sheds, there is access to the garden both sides, including a shared alleyway between next doors property.





Agents Note: This property has an occupancy clause restricted to people who have lived or worked in Devon for the last 3 years.

Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon 2024/25 - £1564.23

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: LPG (tanks) Woodburning stove

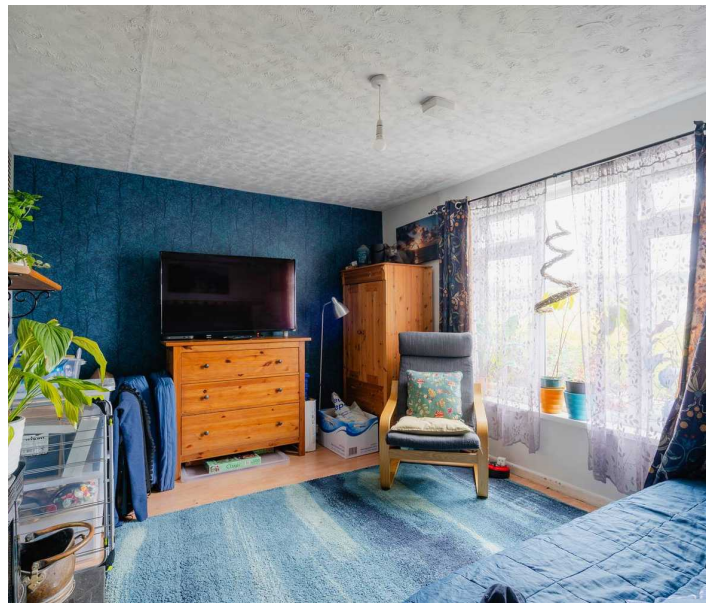
Listed: No

Conservation Area: No

Tenure: Freehold

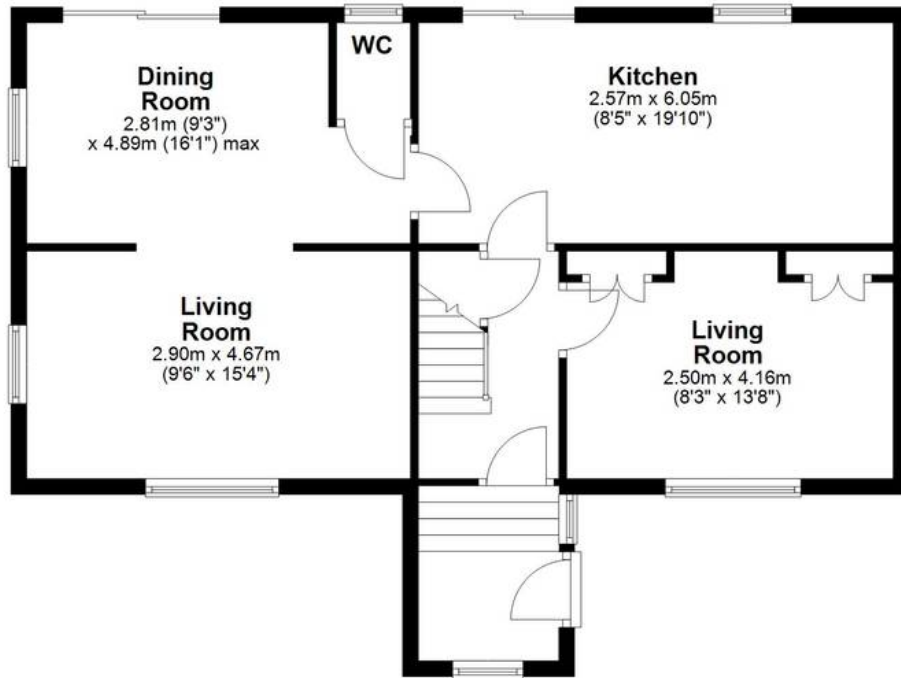
#### DIRECTIONS

From Crediton take the A377 in a westerly direction, go through Coplestone and at Morchard Road take a right turn signposted to Morchard Bishop. On entering the village, continue straight down through and at the end of the village take a right turn onto Greenaway, no 26 can be seen straight ahead marked with a Helmores board.



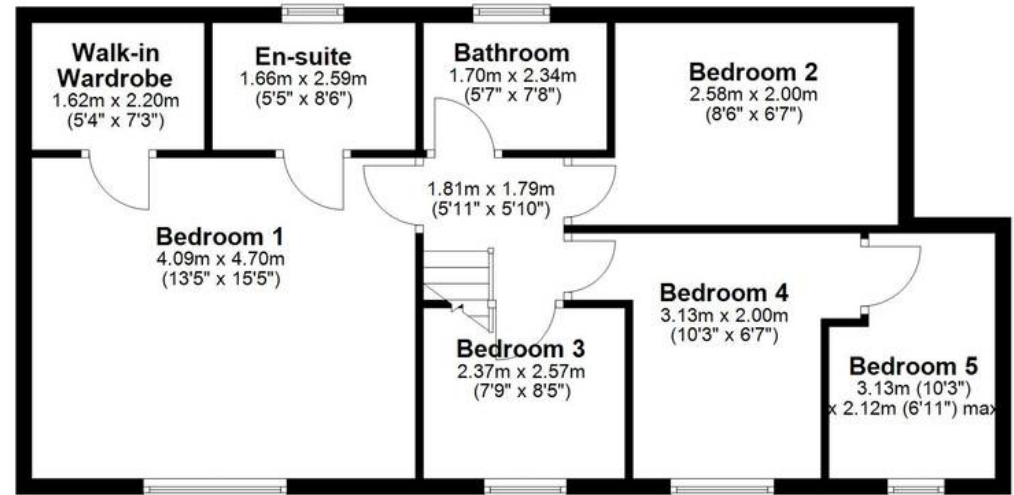
### Ground Floor

Approx. 66.3 sq. metres (713.8 sq. feet)



### First Floor

Approx. 68.1 sq. metres (733.5 sq. feet)



Total area: approx. 134.5 sq. metres (1447.3 sq. feet)

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# Helmores

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