



Chippings, The Green, Morchard Bishop, EX17 6PD

Guide Price **£285,000**

Chippings

The Green, Morchard Bishop

- Detached village bungalow
- Central level location
- 3 bedrooms
- In need of light cosmetic updating
- Level front and rear gardens
- Driveway and garage
- No chain

Set within the heart of the popular mid-Devon village of Morchard Bishop, *Chippings* enjoys a prime position on a mainly level plot. Morchard Bishop is a thriving community with a well-regarded primary school, shop with post office, popular pub, and a wealth of clubs and activities, all surrounded by glorious rolling countryside. With easy access to Crediton, Exeter and beyond, the village offers the perfect blend of rural tranquillity and everyday convenience.

This spacious detached bungalow offers well-proportioned accommodation throughout. The entrance hall leads to a bright living room with feature fireplace and sliding doors to the front garden. The kitchen/dining room is fitted with a range of units and provides ample space, with direct access to the driveway to the side.





There are three comfortable bedrooms (one used as a dining room with doors to the rear garden), including a generous principal room, and a well-appointed family bathroom with a separate bath and shower. It's been well kept but is dated in its décor so it provides scope for personalisation, with plenty of potential to modernise to one's own taste.

Outside, the property is approached via a private driveway providing off-road parking and leading to a detached garage. The gardens are a real feature, wrapping around the bungalow and offering lawned and planted areas with mature shrubs and hedging to the front and a real blank canvass to the rear having recently been cut back. It's a lovely setting to enjoy the peaceful village surroundings.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1970's

Construction Notes: Block under tiled roof

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Economy 7 storage heating

Listed: No

Conservation Area: Yes

Tenure: Freehold



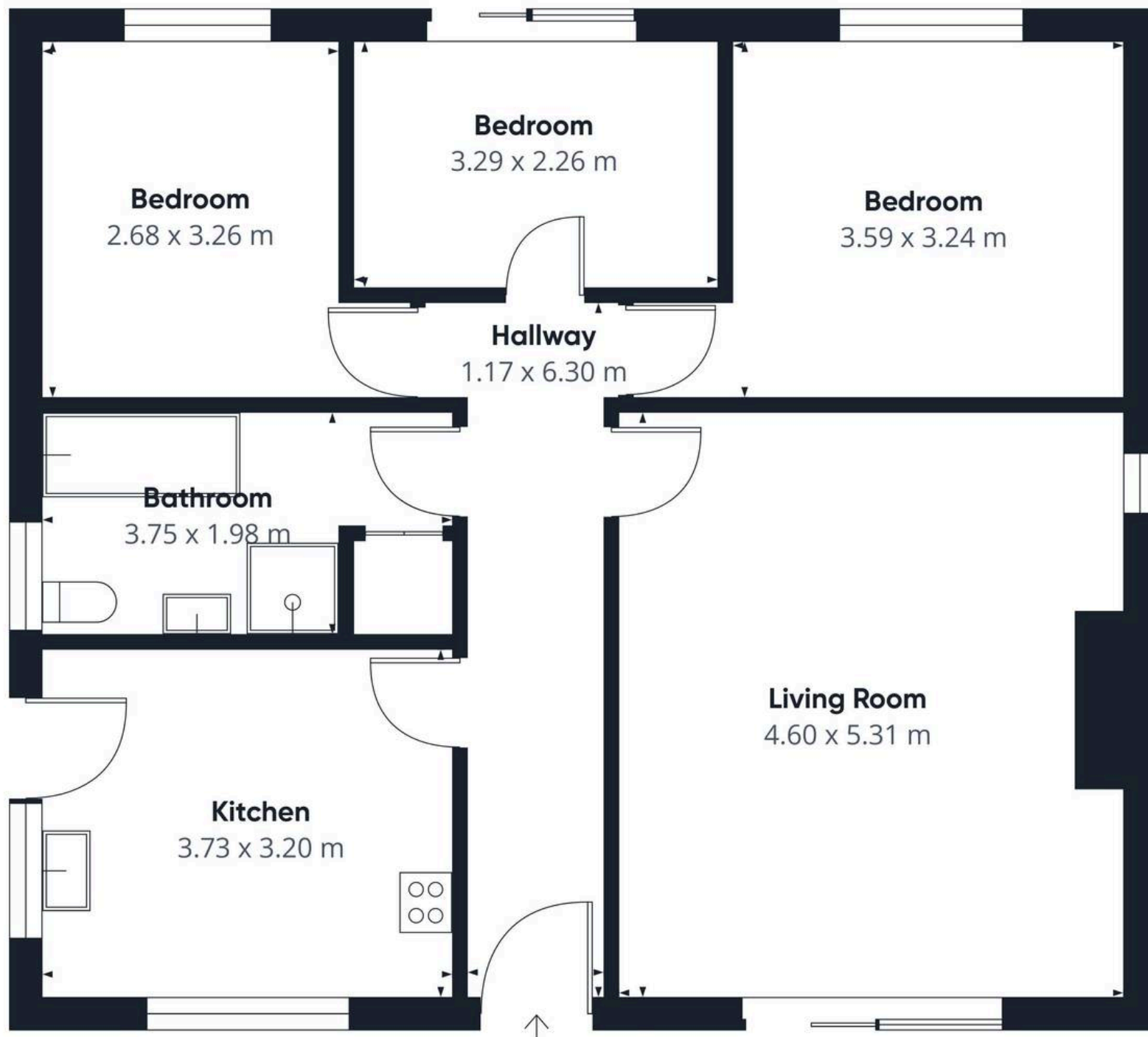
Buyers' Compliance Fee Notice : Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

MORCHARD BISHOP is a popular village, sitting amid a network of more than 60 footpaths and bridleways including the Two Moors Way, for which it is the mid-way point. Famous for having the longest row of thatched, terraced cottages in England, Morchard is a popular village not least because of its C of E primary school (OFSTED Good), excellent pub, doctor's surgery, and community run shop. There's a thriving community scene offering a variety of events and activities ranging from the monthly produce market to sporting clubs. Nearby is Morchard Road where you can catch a train on the scenic Tarka Line to Barnstaple or Exeter. For a wider range of shops and amenities Crediton and Exeter are 7-miles and 15-miles away respectively. A regular daily bus service from the village also provides access to both these towns.

DIRECTIONS : For sat-nav use EX17 6PD and the What3Words address is [///unsecured.huddling.joked](https://www.what3words.com/034qg4g4/034qg4g4/034qg4g4/) but if you want the traditional directions, please read on.

As you arrive in Morchard Bishop with The London Inn on your right, proceed down the hill and take the right fork at the memorial cross. At the bottom of the hill, turn left into The Green and the property will be found on your right.





Approximate total area⁽¹⁾
80.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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