



**7 Woodpecker Way, Cheriton Bishop, EX6 6JW**

Guide Price **£270,000**

## 7 Woodpecker Way

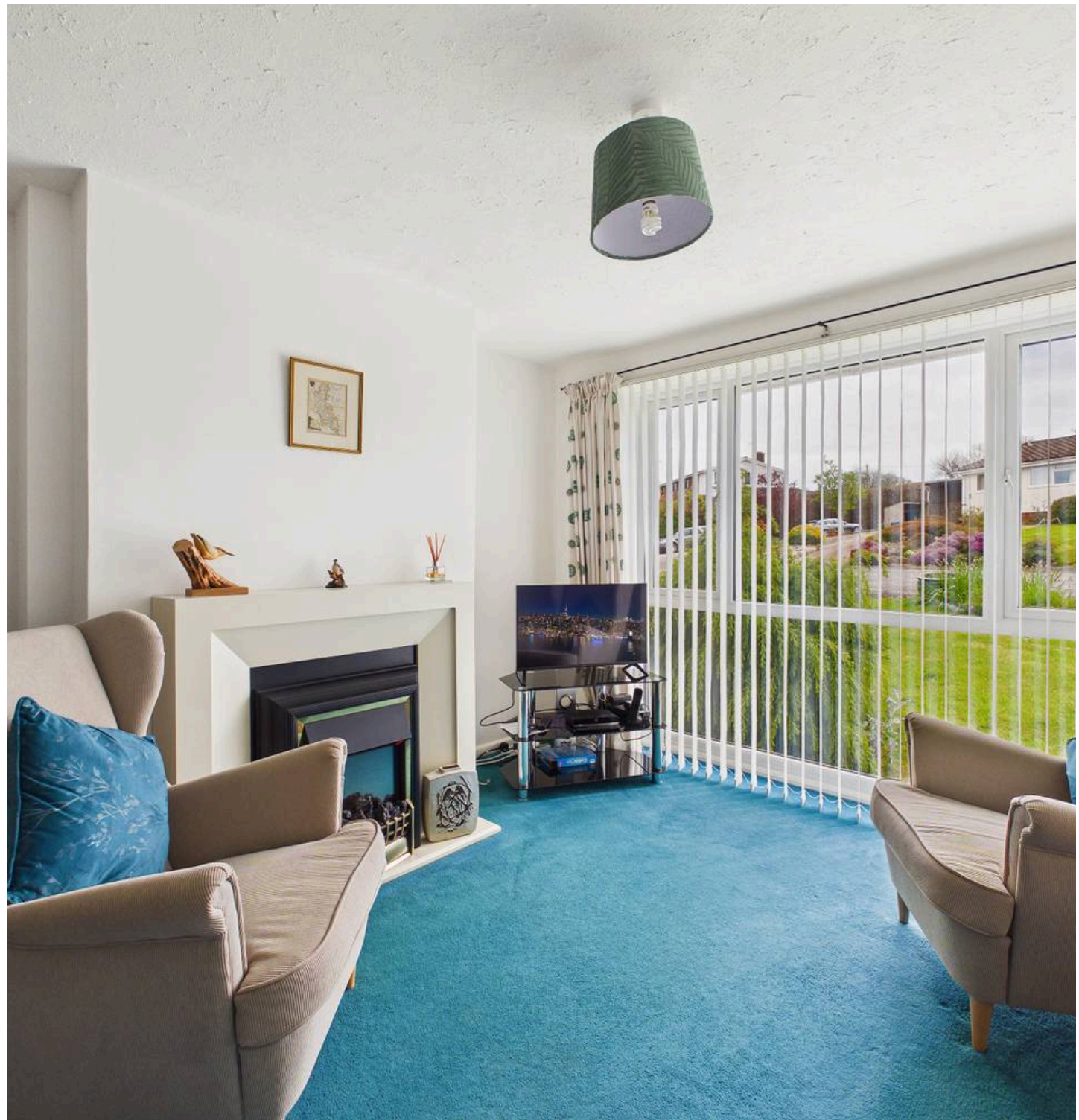
Cheriton Bishop, Exeter

- Village cul-de-sac semi-detached bungalow
- Quiet position, yet under a mile to the A30
- Two double bedrooms
- Modern kitchen & shower room
- Spacious & light lounge diner
- Level & pretty rear garden
- Garage, car-port & driveway
- uPVC double glazing & off-peak electric radiators
- Being sold with no onward chain

Set within a quiet cul-de-sac in the popular village of Cheriton Bishop, 7 Woodpecker Way is a well-kept semi-detached bungalow that offers easy, single level living in a convenient location. The village itself has a good feel to it, with local amenities close by including the shop, pub and doctors surgery, and all with the A30 less than a mile away for straightforward access to Exeter and beyond.

Inside, the layout works well. There's a light and spacious living and dining room, a modern kitchen with some integrated appliances, and two good double bedrooms. The shower room has also been updated, giving the property a clean and up to date feel throughout.

The property is ready to move into, with uPVC double glazing and electric heating already in place, making it a practical option for a range of buyers.





Outside, the rear garden is level, enclosed and nicely presented, offering a comfortable space to sit out without too much upkeep. There's also a garage with power and a driveway providing parking for two cars. Please note that the garage door has been replaced with a pedestrian door and stud wall which could easily be reverted back to an original garage door if desired.

Offered with no onward chain, this is a straightforward and easy to manage home in a well connected village setting.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric heating

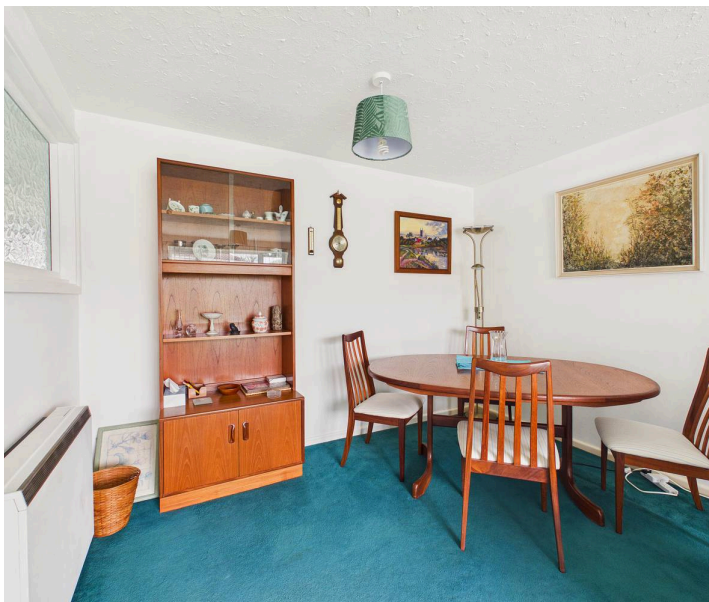
Construction: Standard

Listed: No

Conservation Area: No

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.



**Agents Notes:****Boundaries, Access & Parking:**

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

**Broadband & Mobile Coverage:**

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

**Virtual Staging:**

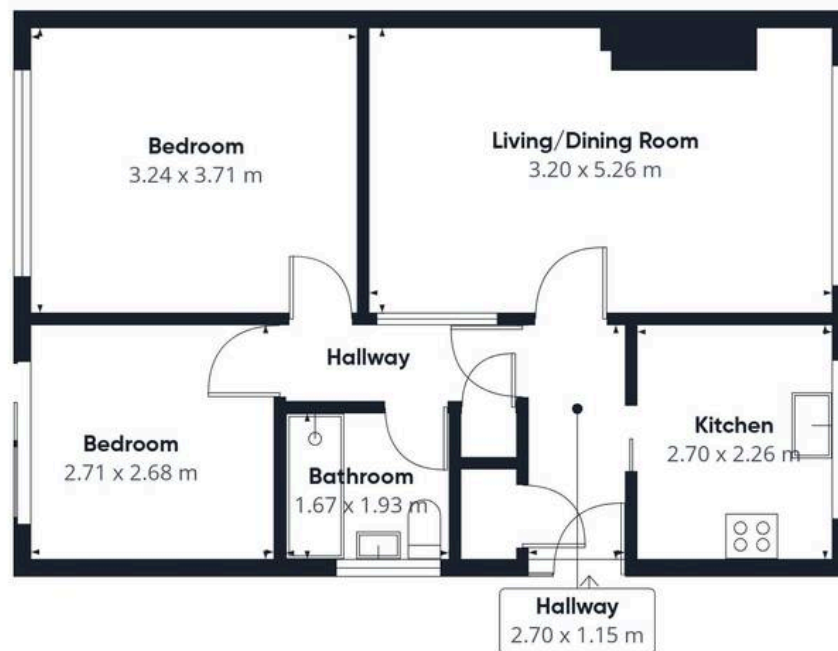
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

**Chain Status / Vacant Property:**

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

**DIRECTIONS :** For Sat-Nav use EX6 6JW and the What3words is ///slides.pictured.outlawing. Upon entering Woodpecker Way, No. 7 will be found on the right.





Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
65.8 m<sup>2</sup>



Floor 0 Building 2

(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.

GIRAFFE360



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