Jufair

STAGS

Jufair

Cheriton Bishop, Devon, EX6 6JE

Exeter (12 miles) A30 (1.5 miles)

Fabulous detached bungalow with private gardens and rural aspect in this popular Mid Devon village

- Chain Free
- Stunning views of Dartmoor
- Highly desirable village
- Parking for 4 cars
- EPC: D
- Fabulous 3 bedroom bungalow
- Two Bathrooms
- Garage and potting shed
- Council Tax Band: E
- Freehold

Offers Over £525,000

SITUATION

The property is situated in the heart of the popular village of Cheriton Bishop. The village is a thriving community on the eastern flanks of the Dartmoor National Park and has a pub, post office/store, health centre, village hall along with primary and pre schooling. The nearby village of Tedburn St Mary has a similar number of facilities. The university and cathedral city of Exeter has all the amenities one would expect of a centre of its importance including excellent shopping, dining, theatre and sporting amenities. Exeter has two railway stations on the London Paddington and Waterloo lines and an international airport with daily flights to London.

DESCRIPTION

Jufair is an impressive detached bungalow, originally constructed in the 1970s and thoughtfully enhanced by the current owners through a comprehensive programme of refurbishment. The property now offers beautifully presented and versatile accommodation extending to over 1,600 sq ft. At the heart of the home lies a striking open-plan sitting and dining area, a wonderfully light and spacious room enjoying a glorious outlook across Dartmoor, creating an exceptional space for both everyday living and entertaining.

The accommodation is well balanced, comprising of three double bedrooms, served by a family bathroom and also there is a separate shower room the other side of the property. The modern kitchen is fitted with a range of integrated appliances and is complemented by a practical utility room.

Further benefits include an integrated garage and an adjoining potting shed, offering excellent flexibility and potential for use as a boot room, workshop or hobby space.

ACCOMMODATION

On entering the property, you are welcomed into a good sized entrance hallway benefits from a hall cupboard. From here, there is a stunning open plan sitting room / dining room with bio-folding doors opening onto the large patio area. The kitchen is fitted with a range of matching modern units and fitted with integrated appliances. There are three double bedrooms together with modern shower room. There is a rear hallway with cloakroom, door to the garage and door to the rear porch with utility appliances and potting shed.

OUTSIDE

The property has a paved driveway offering ample space for up to four vehicles and giving direct access to the garage, which is fitted with an up-and-over door and power supply.
Either side of the property at the front are two level lawns each interspersed with a number of colourful well-established flower and shrub beds. Two side gates lead to the rear of the property where there is a potting shed attached to the house which would be perfect to be used as a boot room or hobby space.

A generous paved terrace spans the full width of the property, affording a superb vantage point from which to enjoy far-reaching views across Dartmoor —an idyllic setting for outdoor dining and relaxation. There are level lawns bordered with fencing and hedging and to the right hand side of the property is a paved patio which is another perfect place to sit and enjoy the garden. There is an additional shed and a oil tank. The gardens are south facing and enjoy a good degree of privacy.

SERVICES

Utilities: Mains water, electricity and drainage
Heating: Oil-fired boiler
EPC: tbc
Standard and Superfast broadband available (Ofcom)
EE, Three, O2 and Vodafone mobile network available (Ofcom)

AGENT'S NOTES

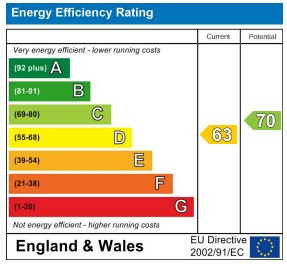
Wayleave agreement (National Grid)
Built in 1970's of block and brick with concrete tile roof

DIRECTIONS

From Exeter proceed on the A30 westwards towards Okehampton exiting at the Woodleigh junction signposted Cheriton Bishop. On entering the village continue past The Old Thatch pub on the left and the property can be found on the left hand side shortly before the village shop.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



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