# 20 Greenaway, Morchard Bishop, EX17 6PA

Guide Price **£170,000**

# 20 Greenaway

## Morchard Bishop, Crediton

- Semi detached property
- Village edge location
- Backs onto open fields
- 2 Double bedrooms
- Large garden with patio
- Outside store
- Open plan kitchen/diner
- South facing lounge
- No onward chain

Tucked away on the edge of Morchard Bishop, this upgraded two-bedroom home enjoys a generous plot with a large garden and open fields directly to the rear. With a south-facing lounge, modern kitchen and good-sized bedrooms, it offers comfortable village living with plenty of outdoor space. The property is being sold with no onward chain.

The entrance hall leads into the bright, south-facing lounge, both with solid wood flooring. To the rear, the kitchen and dining area has been updated with modern white units, wood-effect worktops and a stainless steel sink. There is an eye-level double oven and four-ring gas hob, along with space for a washing machine, slimline dishwasher and fridge-freezer.

A wood-burning stove provides a cosy focal point to the kitchen area, while patio doors open directly onto the paved seating area and garden beyond.

Upstairs, there are two good-sized double bedrooms. The front bedroom has fitted mirrored wardrobes, while the rear bedroom overlooks the garden and has useful built-in storage. The bathroom has a modern white suite with a bath and electric shower over, complemented by contemporary tiling.

Outside, the property benefits from a particularly generous garden for a home of this type. There is a paved patio area immediately outside the kitchen, leading onto a substantial lawn which extends to the side with a useful storage shed.

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 2026/27 - £1719.53

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Woodburner with back boiler

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.

**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.

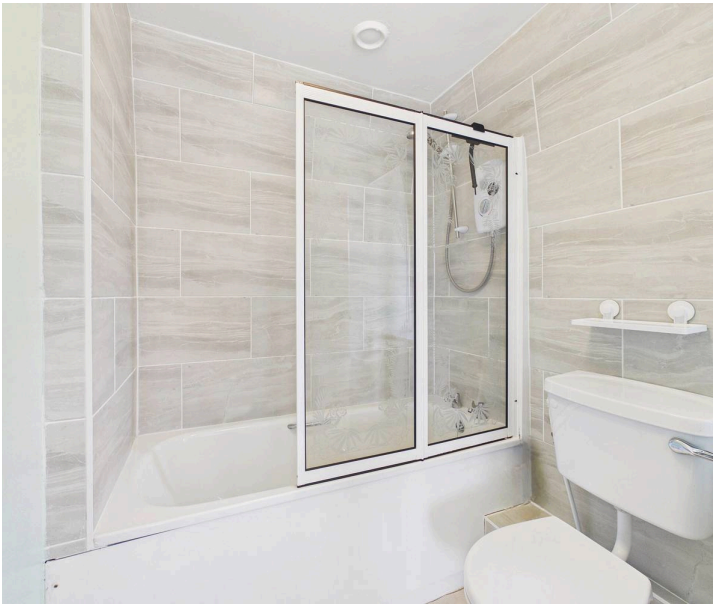
**Virtual Staging:**
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures,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

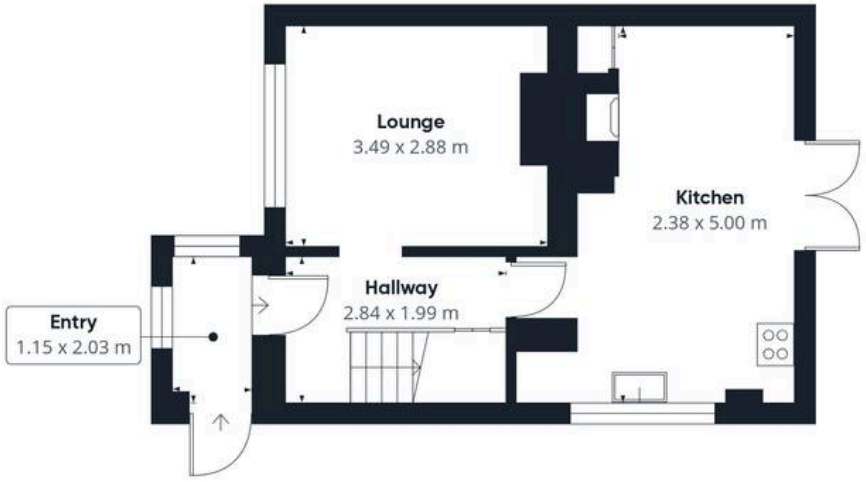
DIRECTIONS

From Crediton take the A377 in a Westerly direction, go straight through Copplestone and upon reaching Morchard Road take a right turn.  Enter the village and go straight through to the end of the village where Greenaway can be found on the right, continue in and around to the right and the property is the last one on the left.

For Sat Nav: EX17 6PA

What3Words: ///wing.discusses.clips






**Floor 0** Building 1

**Floor 1** Building 1

**Floor 0** Building 2

**Approximate total area**(1)

69.4 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.

GIRAFFE360

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