



Sunnymoor

Bridford, Exeter, EX6 7HS

RENDELLS

Sunnymoor

Bridford, Exeter, EX6 7HS

Guide Price £450,000

A charming detached bungalow on a generous corner plot with a double garage and a detached out-building, ideal for conversion.

- **Detached Bungalow with NO ONWARD CHAIN**
- **Living Room**
- **Kitchen/Dining Room and Utility**
- **Conservatory**
- **Useful Loft Room**
- **Double Garage with ample Private Parking**
- **Detached Stone Outbuilding Ideal for Conversion**
- **Beautiful Gardens**
- **Central Village Position**
- **Huge Potential**

Situation:

Bridford is a picturesque village in the Teign Valley of Devon, on the eastern edge of Dartmoor National Park. Home to around 500 residents, it is known for its peaceful rural setting, rolling countryside, and strong sense of community.

The village features historic buildings, including the Church of St Thomas Becket, and a traditional inn at its heart. Surrounded by woodland, farmland, and scenic walking routes, Bridford is popular with nature lovers and outdoor enthusiasts. With a history dating back to the Domesday Book of 1086, Bridford combines rich heritage, natural beauty, and a welcoming village atmosphere.

Description:

This charming detached bungalow is situated at the heart of the village and sits centrally on its exceptional garden plot. The well presented accommodation offers great scope for further improvement and enhancement and features an incredibly useful loft room , ideal for conversion into additional accommodation, subject to planning.

There is a sizeable, detached double garage adjacent to which there is extensive private parking. Worthy of particular note is the detached, stone-built outbuilding, which would make an ideal workshop or hobbies room, or even potentially an independent annexe, again subject to obtaining the necessary consents.

The gardens are a delight, and surround the bungalow, offering an excellent degree of privacy. Further, there are exceptional rural views in all directions.





General Remarks & Stipulations:

Tenure: Freehold with vacant possession.

Council Tax: Band D- £2578.81 pa for 2026/2027

EPC: Rating D

Services:

All mains services are connected.

Broadband available up to 80 mbps (Source Ofcom).

Local and Planning Authority:

Teignbridge District Council - www.teignbridge.gov.uk - 01626 361101

Dartmoor National Park - www.dartmoor.gov.uk - 01626 832093

Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:

Not to scale for identification purposes only. Promap Ordnance Survey reproduced with permission of HMSO (c) Crown copyright, all rights reserved. Licence number 100025692

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277 Email dartmoor@rendells.co.uk

What3Words location: [restrict.geologist.tinsel](https://www.what3words.com/restrict.geologist.tinsel)











Sunnymoor, Bridford, Exeter, EX6

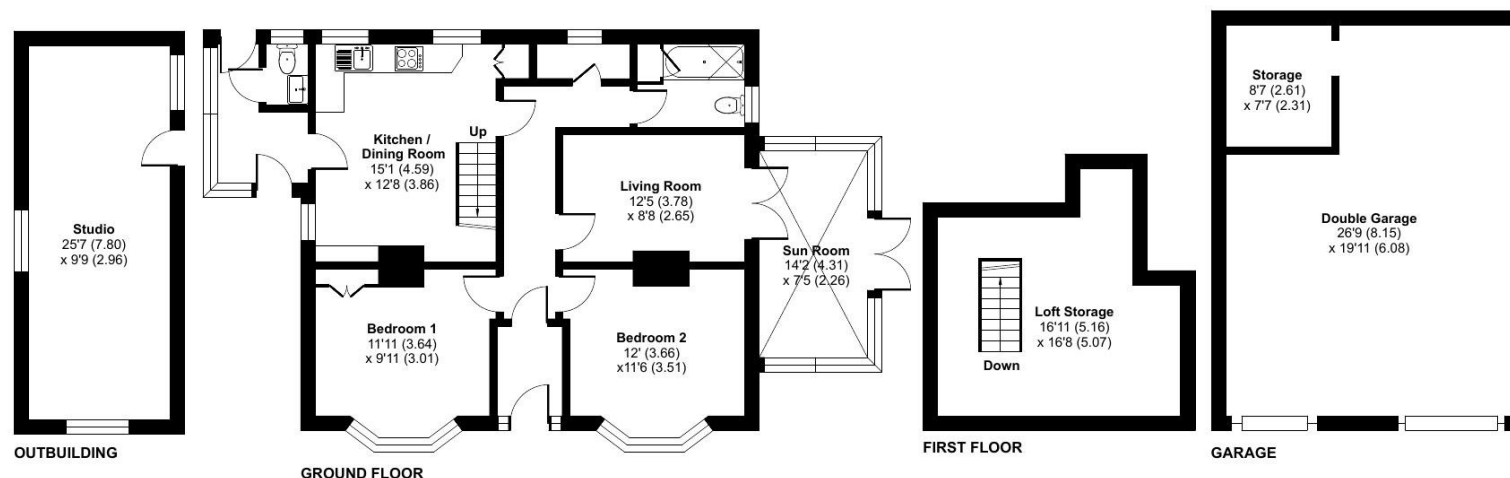
Approximate Area = 1169 sq ft / 108.6 sq m

Garage = 533 sq ft / 49.5 sq m

Outbuilding = 249 sq ft / 23.1 sq m

Total = 1951 sq ft / 181.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Rendells. REF: 1508863

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.