



9 Glebelands, Cheriton Bishop, EX6 6HZ

Guide Price **£325,000**

9 Glebelands

Cheriton Bishop, Exeter

- Semi detached village property
- Extended & upgraded by current owners
- Large plot with garden front and back
- 3 Bedrooms
- Large lounge with patio doors to the garden
- Extension to include utility and storage space
- Modern kitchen with room for a table
- Property backs onto open fields
- Parking for 1 large or 2 smaller vehicles
- Just 10 miles from Exeter

A well-presented three-bedroom home in Cheriton Bishop, combining a peaceful village setting with excellent access to Exeter via the nearby A30. The property offers a practical layout with modern updates throughout, making it well suited to family life. Positioned in a quiet residential area opening up to fields to the rear, it provides the feeling of village living while remaining within easy reach of everyday amenities, the village primary school and local pub.

An oak-framed porch leads into the entrance hall, with the front garden laid to lawn and finished with established flower and shrub borders. The ground floor has been improved with a useful side extension, creating a generous utility room with a vaulted wooden ceiling, skylights, additional storage units and space for an American-style fridge freezer. A stable door provides direct access to the garden, making this a practical space for everyday family use.





The kitchen has been updated with dark blue shaker-style units, quartz worktops, a Belfast sink and integrated dishwasher. A range-style cooker with five-ring gas hob provides a focal point, while the adjoining area offers flexibility as a home office, playroom or study space. The lounge is a comfortable room with a certified wood-burning stove and patio doors opening onto the rear garden. Under-stairs storage adds further practicality.

Upstairs, there are two double bedrooms positioned to the front, along with a large single bedroom to the rear enjoying views across the surrounding countryside. The bathroom has a character-led finish with mosaic style flooring, subway-style tiling and a Victorian-style shower over the bath.

Outside, the rear garden has been designed for easy enjoyment, with a patio seating area, lawn, raised vegetable beds and a garden shed. The elevated lawned area takes advantage of the open views beyond, creating a pleasant private space for relaxing or entertaining.

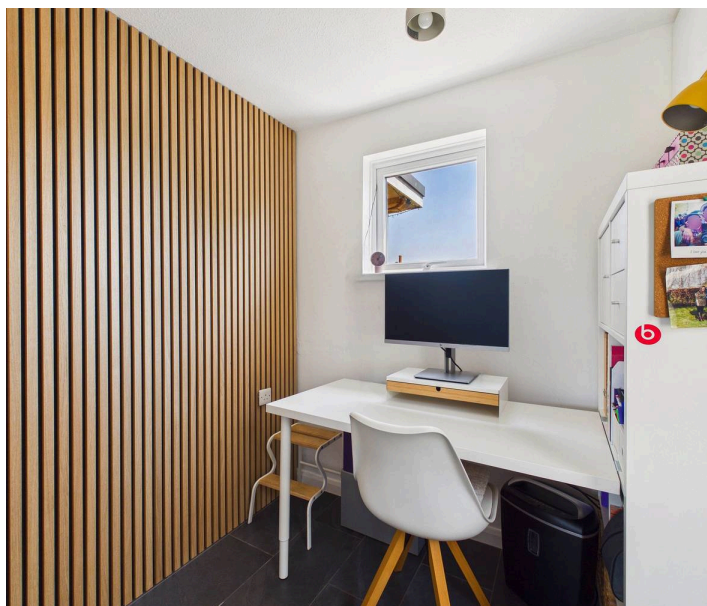
The property is served by LPG central heating, supplied by two replaceable tanks, along with mains water and drainage. Parking is provided via the driveway, suitable for one large vehicle or two smaller cars.

Overall, this is a home that balances modern improvements with a village setting, offering flexible living space, useful outdoor areas and convenient links to Exeter and the wider Devon countryside.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2026/27 - £2024.80

Utilities: Mains electric, water, telephone & broadband



Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Bottled gas central heating & woodburning stove

Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold

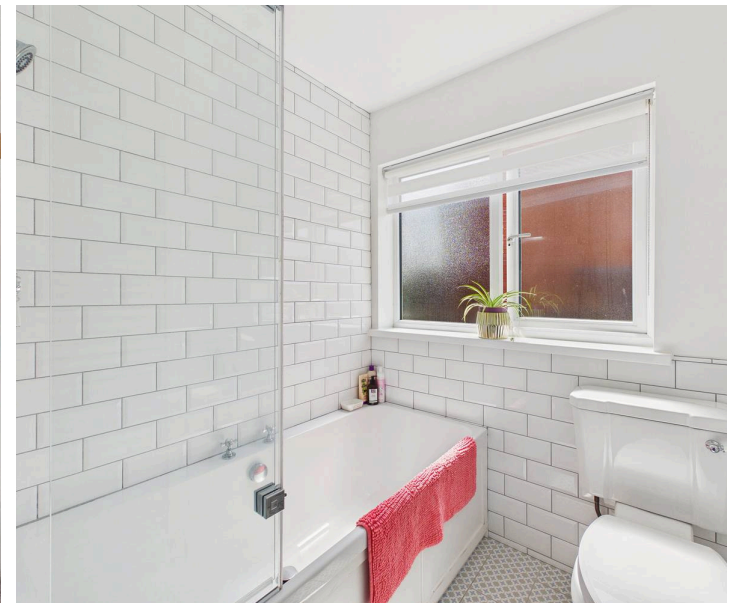
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

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:

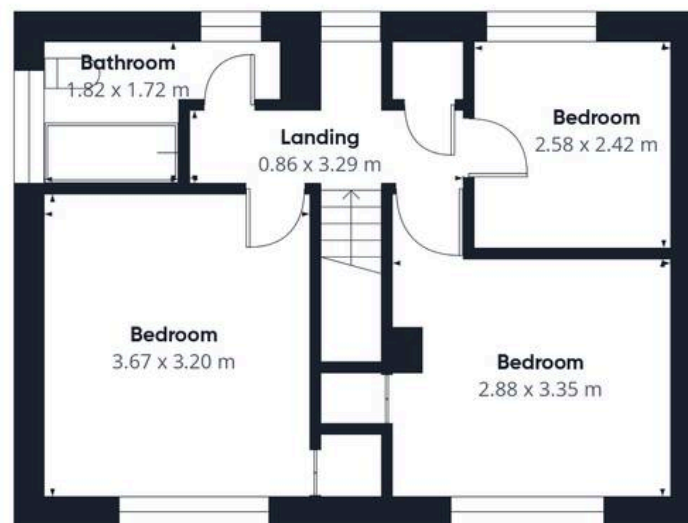
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition.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





Floor 0

Approximate total area⁽¹⁾
92.5 m²



Floor 1

(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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CHERITON BISHOP offers something for everyone, situated as it is for hassle-free access to the A30 dual carriageway, for routes to Exeter (10 miles) or access to Okehampton and Cornwall. Similarly, Dartmoor is on the doorstep as is the magnificent Fingle Bridge for river walks overlooked by the imposing Castle Drogo. In the village itself, you'll find a shop with Post Office, a parish church, primary school, and doctor's surgery, nearby is the well-regarded The Old Thatch Inn, where you can snuggle up by the fire or dine in style.

DIRECTIONS : From the centre of the village take the road signposted to Yeoford, continue along and take a right turn into Glebelands, continue around to the left and number 9 can be found along to the left marked with a Helmores board.

For SatNav: EX6 6HZ

What3Words: [///parkland.songbook.marsh](https://www.what3words.com/#!/parkland.songbook.marsh)





Helmores

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