



4 Old Rectory Gardens, Morchard Bishop, EX17 6PF

Guide Price £385,000

4 Old Rectory Gardens

Morchar Bishop, Crediton

- Extended detached bungalow in sought after Morchar Bishop cul-de-sac
- Well regarded village setting with countryside views to the rear
- Spacious L-shaped living area with wood burner and garden access
- Kitchen and dining room forming the heart of the home
- Three bedrooms with flexible additional spaces
- Beautifully presented and thoughtfully updated throughout
- Recent improvements including new roof, insulation and electrics
- Level plot with landscaped rear garden backing onto fields
- Ample driveway parking for three vehicles
- Solar panels providing reduced energy costs (lease in place)

Set within a popular cul-de-sac in the well regarded village of Morchar Bishop, 4 Old Rectory Gardens is a detached bungalow that has been thoughtfully extended and improved to create a home that feels both spacious and easy to live in.

The layout has been remodelled to provide something a little different from the typical Old Rectory Gardens bungalow, with the rear extension creating a generous L-shaped living space that connects beautifully with the garden and can be used as a larger living space or zoned into dining and sitting.





This area offers plenty of room for both relaxing and entertaining, with a wood burner adding a cosy focal point and doors opening out onto the rear garden. To the front is a kitchen/dining room, ideal for entertaining and with views to the front garden. There are three bedrooms and a family bathroom, along with the added benefit of a utility room, second shower room and a useful store, giving flexibility depending on how the space is used.

The property has been well maintained and updated in recent years, including a new roof with upgraded insulation, new flooring throughout, updated plumbing to the bathroom, and electrics that have been recently tested and certified. New fire and CO2 alarms have also been installed, making it a home that is ready to move straight into.

Outside, the plot is level and easy to manage. To the front, there is a lawned garden and ample driveway parking for around three vehicles. Side access leads through to the rear, where the garden has been carefully designed with a mix of lawn, planted areas and seating spaces, creating different zones to enjoy. The garden backs onto fields, giving a lovely open outlook towards the village beyond.

The property also benefits from solar panels, providing reduced energy costs. These are currently on a lease arrangement, which would transfer to a new owner, although the seller has indicated they would consider buying out the lease if required, subject to negotiation.

Overall, this is a well presented and flexible home in a popular village setting, offering more space than you might expect along with a high level of finish throughout.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon

Utilities: Mains electric, oil, water, telephone & broadband.
Solar PV (leased)

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired heating and wood-burner

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 or via the Ofcom coverage checker.



Heating Type (Non-Mains):

We're informed by the seller that the property is heated via [state system]. Buyers should confirm servicing arrangements and running costs.

Leased Solar Panels:

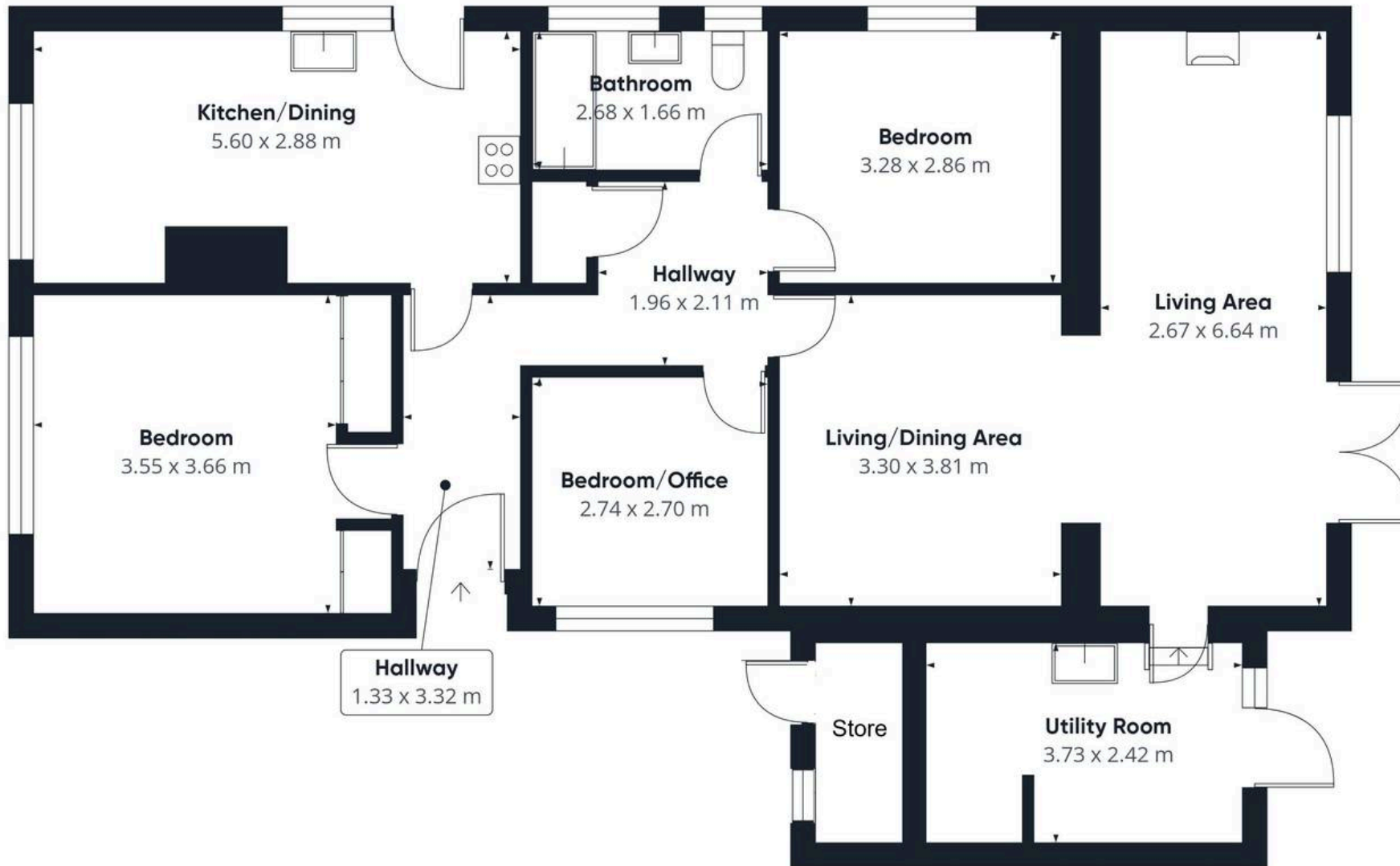
The seller advises that solar panels are present and believed to be subject to a lease or finance agreement. Buyers should confirm details and implications with their conveyancer.

MORCHARD BISHOP is a popular village, sitting amid a network of more than 60 footpaths and bridleways including the Two Moors Way, for which it is the mid-way point. Famous for having the longest row of thatched, terraced cottages in England, Morchard is a popular village not least because of its C of E primary school (OFSTED Good), excellent pub, doctor's surgery, and community run shop. There's a thriving community scene offering a variety of events and activities ranging from the monthly produce market to sporting clubs. Nearby is Morchard Road where you can catch a train on the scenic Tarka Line to Barnstaple or Exeter. For a wider range of shops and amenities Crediton and Exeter are 7-miles and 15-miles away respectively. A regular daily bus service from the village also provides access to both these towns.

DIRECTIONS : For Sat-Nav please use EX17 6PF or what3words is [///v/acancies.veered.steams](https://www.what3words.com/#!/v/acancies.veered.steams)

Upon entering the village from the A377 at Morchard Road, continue past The London Inn on your right and take the right fork at the memorial. At the bottom of the hill, turn right into Old Rectory Gardens and the property will be found on the right.





Approximate total area⁽¹⁾
103.5 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.

GIRAFFE 360





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.