



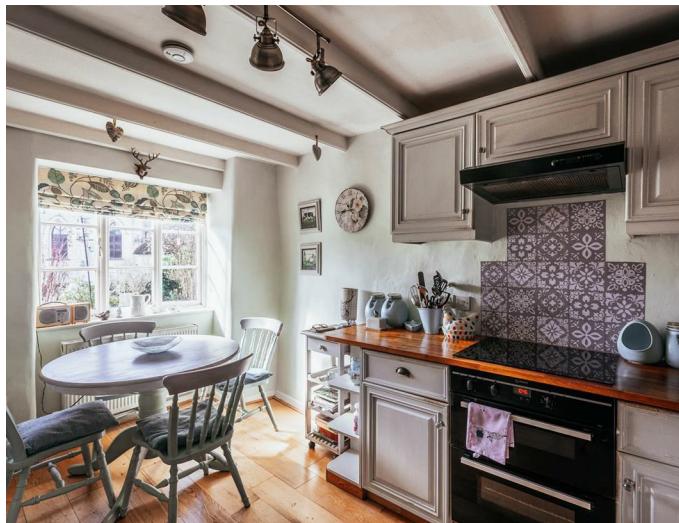
- **Grade II Listed End Terrace Cottage**
- **Very Well-Presented & Lovely Village Location**
- **Two double bedrooms, upstairs bath & shower room**
- **Spacious lounge & dining room, plus kitchen breakfast room**
- **Sizeable gardens, parking for 4-5 cars & garage**
- **Downstairs WC & upstairs playroom/store**
- **Modern oil-fired central heating**

Guide Price £299,950



HELMORES
SINCE 1699

1 WHITES COTTAGES
Morchard Bishop EX17 6PB



1 Whites Cottages is a superb Grade II Listed end cottage, situated in the lovely village of Morchard Bishop, with its great amenities all within walking distance.

The very well-presented accommodation includes two double bedrooms, a playroom/store (limited head height) and a wonderful 2014/15 fitted bathroom complete with four-clawed bath and a separate double shower cubicle. Downstairs enjoys a spacious living room, with feature fireplace and wood-burning stove, a great-sized dining room and a kitchen breakfast room with integrated double oven, electric hob & extractor fan. The modern cloakroom with WC & sink completes the ground floor. A new oil-fired central heating boiler and upgraded radiators were fitted in 2014/15 too.

Outside: The larger than average plot includes lovely mature gardens with areas of lawn and pretty flower beds and borders, the main garden is south-facing with further area to the side of the garage and a strip running along the back of the plot. A long driveway (20m) offers parking for 4-5 cars (very rare in a property of this type), with a detached garage.

Please see the floorplan for room sizes.

Current Council Tax: D

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: Grade II Listed

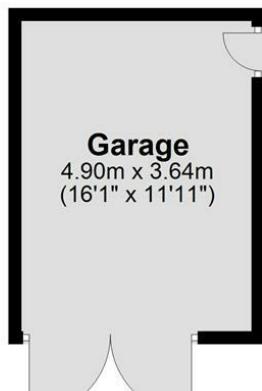
Tenure: Freehold

DIRECTIONS: Upon entering the village, pass the London Inn on your right and stay left to proceed down Fore Street, just after the turning to The Green, the driveway for 1 Whites Cottages will be found on your right, marked by a Helmores Board.

What3Words: ///galloped.catchers.revise

MORCHARD BISHOP is a village and civil parish set in the sumptuous hills and valleys of Mid-Devon, halfway between the North and South of the County, 7 miles west of Crediton and 14 miles from the regional capital, Exeter. The showpiece is the spectacular 16th Century Church of St Mary's, one of two churches in the village. This small but thriving community, with a population of just under 1000 has a primary school, doctor's surgery and local shops. Those who lead an active lifestyle can take advantage of the football, netball and outdoor tennis clubs as well as enjoying a game of bowls on the Green. At the centre is the friendly London Inn, loved for its generous servings of delicious, locally sourced food. Dating back 400 years, this traditional pub was once a stop for passing coaches when the main road from Exeter ran through the village. Today, the nearby railway station at Morchard Road carries passengers from Exeter to Barnstaple along the scenic Tarka Line. Dartmoor and Exmoor, areas of outstanding natural beauty are within 30 minutes' drive.

Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)

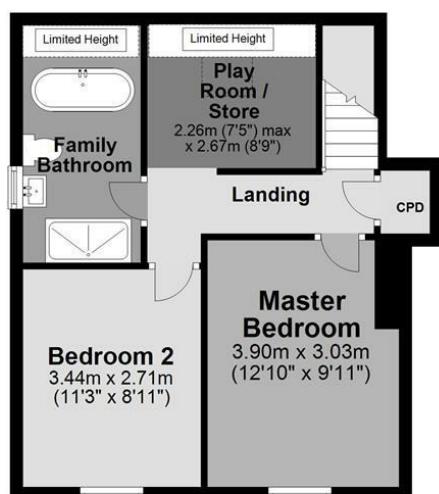


Ground Floor
Approx. 61.5 sq. metres (662.3 sq. feet)



Total area: approx. 104.0 sq. metres (1119.1 sq. feet)

First Floor
Approx. 42.4 sq. metres (456.8 sq. feet)



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