



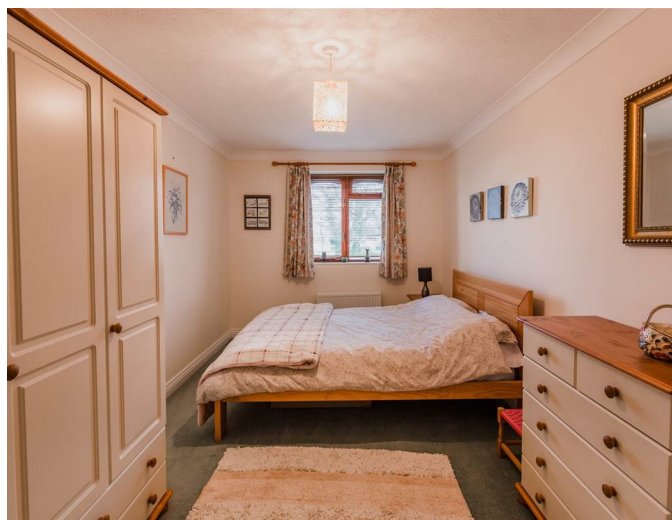
- 4 bedroom detached house in popular village
- Cul-de-sac location on village edge
- Stunning views over fields to Dartmoor
- Opportunity to create kitchen/dining room across the rear
- Separate utility and ground floor WC
- En-suite bathroom to master
- Front and rear gardens
- Off road parking and garage

Guide Price £375,000



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3 CHESTNUT CLOSE
Cheriton Bishop EX6 6JR



Cheriton Bishop is a popular choice of village in Mid Devon for those looking for a village feel but being well connected without miles of country lanes. The A30 is a short drive away for excellent links to Exeter and Okehampton plus Dartmoor is a stone throw away to the West. There's a well utilised village hall plus village shop, pub, primary school, church and a very well respected doctors surgery.

This property is situated in a small village edge cul-de-sac of similar properties and over looks the village recreational field and onto the rolling surrounding countryside and with Dartmoor in the distance, the views are stunning to the rear. the property is very well presented both inside and out with nothing a new owner need to except for personal taste. There's oil fired central heating and double glazing.

The layout allows for the living room and dining room to be opened up via double doors and the kitchen/breakfast room is adjacent to the dining room meaning many may choose to open up these two rooms across the back. There's a separate utility room too with doors to the rear garden and internally to the integral garage. To complete the ground floor is the ever important WC and cloaks cupboard. On the first floor are 4 good sized bedrooms with plenty of built in storage and the master bedroom has it's own en-suite bathroom. There's a family bathroom too on the first floor with a bath and shower over.

Outside is a lawned front garden setting it back from the cul-de-sac and driveway parking leading to the garage. A pathway gives access to the side and at the rear is a hidden oil tank, timber garden shed and the rear garden which is approx. 10m x 3m overall, it's level and mainly lawn with a paved area from the dining room. A fence and hedge mark the boundary and the view is stunning over the Devon hills to Dartmoor.

Please see the floorplan for room sizes.

Council Tax: E (Mid Devon)

Utilities: Mains water, electric, telephone & broadband

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold

EPC : E

CHERITON BISHOP is a village situated at the northern borders of Dartmoor National Park – between the City of Exeter and the town of Okehampton. The farmlands adjoining Cheriton undulate with true Devon character, gradually rising towards Dartmoor, where altitudes creep to heights in excess of 1000 ft above sea level. The village is ideally placed for hassle free access to the A30 dual carriageway, a direct injection into Exeter (10 miles) and a great route west to Cornwall. Facilities include, a parish church, two prosperous inns, a primary school and a Doctor's surgery. Fancy sloshing a drink around and wiggling to a beat? For music lovers: Cheriton hosts two annual festivals at the Woodleigh Coach House – 'The Gig in The Garden' and 'Jam in June', the perfect opportunity to see some talented local acts.

DIRECTIONS : If entering Cheriton Bishop from the A30, proceed into the village, look out for the village shop on the right hand side before leaving the village and take the next right into Chestnut Close. The property will be found on the left hand side.

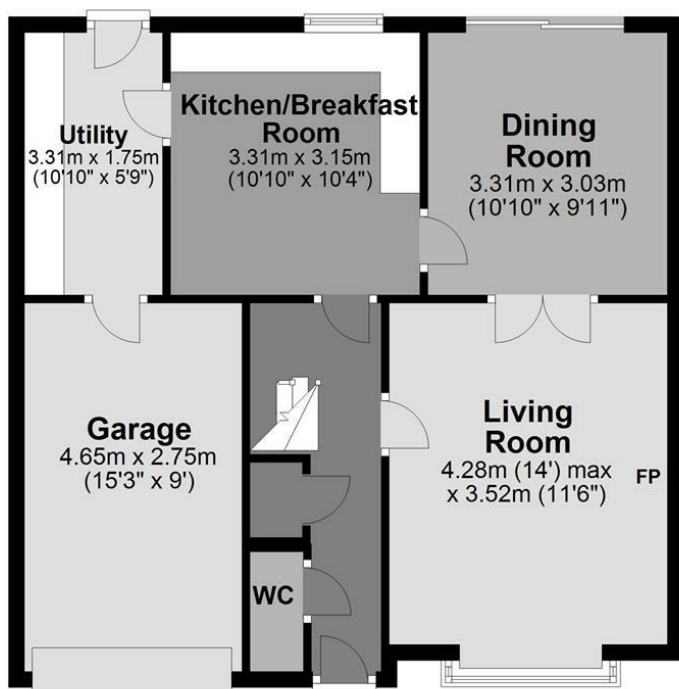
COVID-19 SAFETY POLICY

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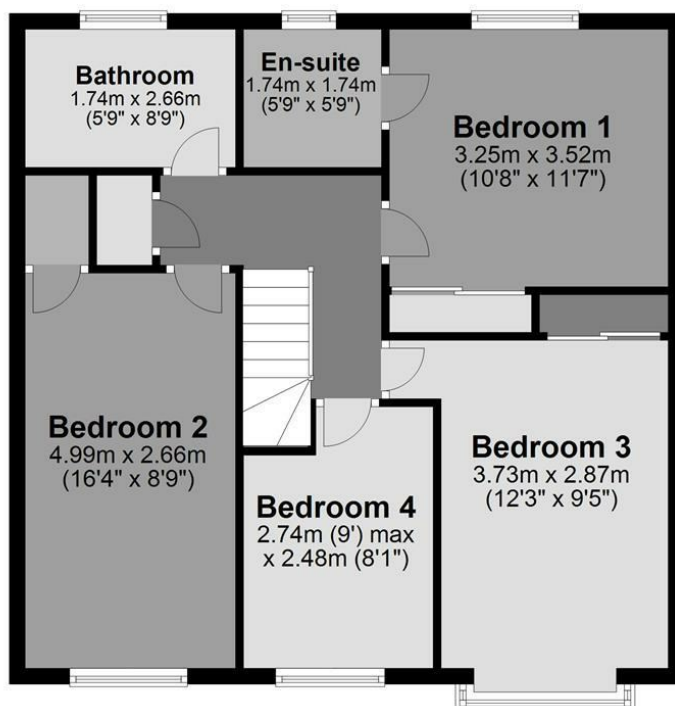
If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

Ground Floor

Approx. 64.9 sq. metres (698.4 sq. feet)

**First Floor**

Approx. 63.6 sq. metres (685.0 sq. feet)



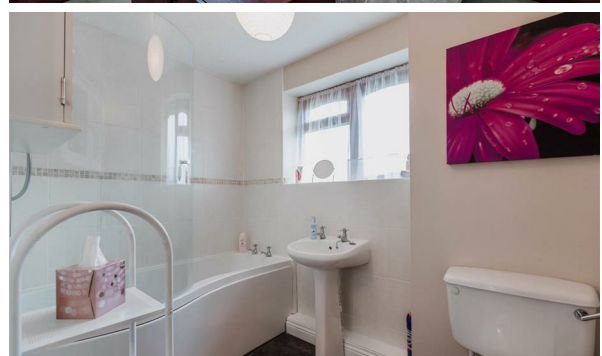
Total area: approx. 128.5 sq. metres (1383.4 sq. feet)

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 Devon, EX17 3LF
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