



- **Individual Detached House in Village Edge Location**
- **Three bedrooms, en-suite bath and shower room to master**
- **Massive living room and a separate dining room**
- **Huge garage outbuilding, parking for 4 and level garden**
- **Brand new kitchen and utility in late 2021**
- **Rayburn and granite worktops**
- **Oil-fired central heating and double glazing**

Offers Over £495,000



HELMORES
SINCE 1699

THE GABLES
Morchard Bishop, EX17 6SQ



The Gables is a beautifully presented and individual detached house. It is found on the outskirts of Morchard Bishop and offers some lovely views to the front, especially from the first floor.

The unique and much improved accommodation comprises of an open entrance hallway, a massive living room with double doors to the garden and feature fireplace and a separate dining area with an opening to the 2021 fitted 'Ashgrove' kitchen (Oil-fired Rayburn, fridge freezer, dishwasher, Granite worktops and Belfast sink). The 'Ashgrove' utility room (matching sink, Neff microwave and Granite worktops) was also replaced in late 2021 with a handy ground floor cloakroom adjoining. To the first floor is a lovely galleried landing serving the three bedrooms, the master having fitted wardrobes and an en-suite bath and shower room, plus the family bathroom.

Outside: The huge garage, workshop and store outbuilding has light and power, an electronic roller door and an internal door to the utility, plus off-road parking in front for 3-4 cars (18m x 5m). The level garden (16.5m x 5.5m approx.) has also been upgraded with the interior with areas of lawn and a freshly paved seating area to the side of the house.

Please see the floorplan for room sizes.

Current Council Tax: D

Utilities: Mains electric, water, telephone and broadband, plus oil-tank

Broadband within this postcode: Superfast Enabled

Drainage: Shared septic tank drainage

Heating: Oil-fired central heating

Listed: No

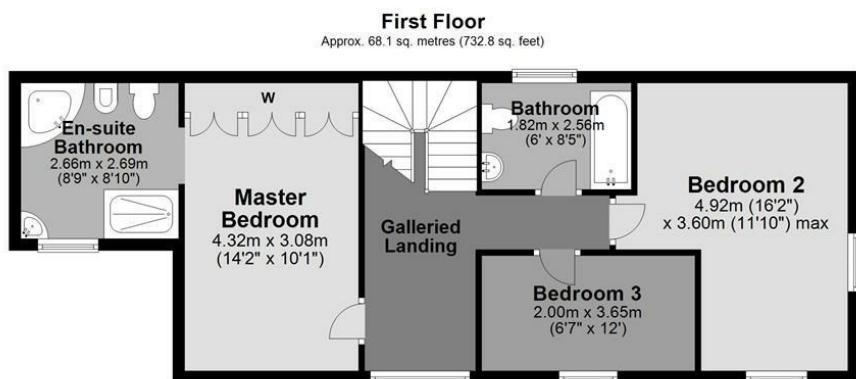
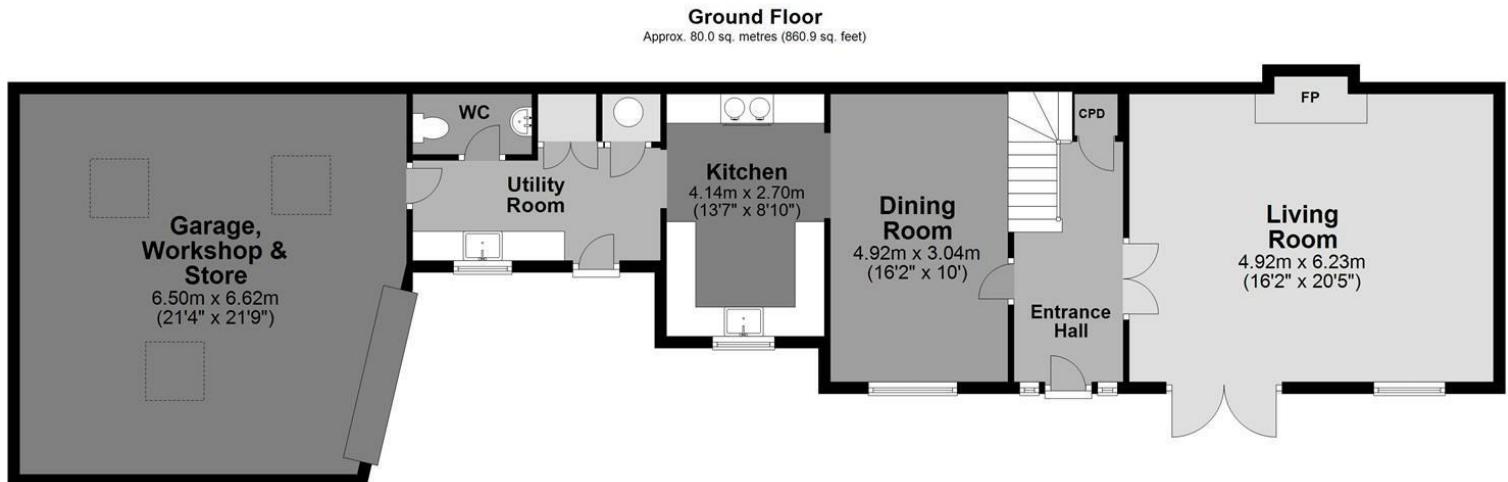
Tenure: Freehold

EPC : E

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.

DIRECTIONS: For Sat-Nav use EX17 6SQ

What3Words: ///whisk.scuba.tenure



Total area: approx. 148.1 sq. metres (1593.6 sq. feet)



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