



## Pear Tree Court, Morchard Bishop, Crediton EX17 6SD

Guide Price £325,000

**HELMORES**  
SINCE 1699



# Pear Tree Court

Morchard Bishop, Crediton

- Individual Detached Bungalow
- Village location with rural views
- Two double bedrooms
- Spacious dual-aspect living room
- Ample parking & large single garage
- Solar PV panels (owned outright)
- Double glazed windows
- Being sold with no onward chain

Built in 1995, this individual detached bungalow is found in a lovely village location with great rural views over the surrounding Devonshire countryside with Dartmoor on the horizon. Morchard Bishop is one of the larger local villages with a regular bus service to Crediton and Exeter which runs several times a day. With plenty of community clubs and societies, a fantastic village shop and pub (which serves excellent food), it's a great location and all within a short walk.

The front of the property faces south so the large bay windows to the front enjoy that amazing view plus they allow plenty of light to flood in all day. Upon entry is a wide hallway and doors off to the large light living room and the kitchen/diner to the rear.







There are two double bedrooms, both of which have built-in storage and they both share the central bathroom. Recent updating to the property include brand new uPVC double glazing and fascia's as well as carpets and redecoration. The heating is electric off-peak storage heaters & Solar PV panels which are owned outright & provide an index-linked income back from the grid (transferable). Outside the property has gates to the drive which in turn leads to the larger than your average single detached garage which has light, power & a window to the side. There is plenty of brick paved off-road parking, including space for storing a trailer next to the garage. The gardens are largely to the front with three lawned areas, with a footpath running around the outside of the bungalow, plus a handy stone-built storage shed/workshop to the rear.

Please see the floorplan for room sizes.  
Council Tax: C (Mid Devon 2023/24 £1991.42)  
Utilities: Mains water, electric, telephone & broadband (up to 67mb - USwitch)  
Drainage: Mains drainage  
Heating: Electric off peak  
Listed: No  
Tenure: Freehold



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### Directions

Upon entering the village of Morchard Bishop from the A377 (Morchard Road), proceed part way up Polson Hill and the property is found on the left hand side.

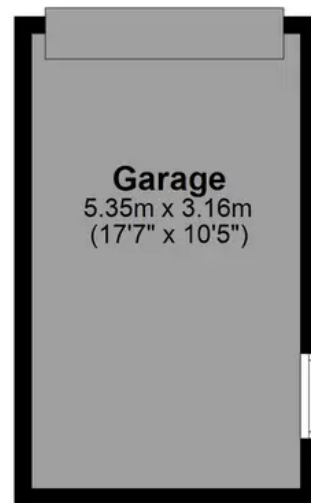
MORCHARD BISHOP is a village and civil parish set in the sumptuous hills and valleys of Mid-Devon, halfway between the North and South of the County, 7 miles west of Crediton and 14 miles from the regional capital, Exeter. The showpiece is the spectacular 16th Century Church of St Mary's, one of two 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.





## Ground Floor

Approx. 76.2 sq. metres (820.3 sq. feet)



Total area: approx. 76.2 sq. metres (820.3 sq. feet)

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