



Moors View, Black Dog, EX17 4QS

Guide Price **£425,000**

HELMORES
SINCE 1699

Moors View

Black Dog

- An Individual Detached Bungalow in Rural Village Setting
- Spacious accommodation of 109sqm / 1,176sqft
- Three / Four double bedrooms
- Sizeable lounge & kitchen diner plus separate dining room / bedroom 4
- Scope to extend into loft space (STP)
- Pretty & level gardens to three sides
- Gated driveway for 6 cars
- Large integral garage
- Oil-fired central heating & uPVC double glazing
- Being sold with no onward chain

Escape to the tranquil village of Black Dog and embrace the rural lifestyle with Moors View, an enchanting individual detached bungalow.





Boasting a generous 109sqm / 1,176sqft of living space, this home features three/four double bedrooms, a spacious lounge with fireplace & double doors to the rear garden, and a delightful kitchen diner with an attached conservatory. With the potential to extend into the massive loft space (subject to permissions), you have the opportunity to create an amazing master suite if desired. The large bathroom has space for a separate shower with a little reconfiguration and there's a separate WC too. Stay warm with oil-fired central heating and uPVC double glazing.

Surrounding the property are picturesque and level gardens on three sides, providing a serene and inviting atmosphere. The main garden to the rear measures 23m x 8m, to the side is a fishpond and it's all very private. There are also flower beds & borders with an array of coloured flowers, including a selection of roses.

The gated driveway can accommodate up to six cars, and the large integral garage offers ample storage space, plus light, power & an electric up & over door.

Moors View is being sold with no onward chain, making it an ideal opportunity to settle into your new home without delay. Embrace the charm of rural village living today!

Please see the floorplan for room sizes.

Current Council Tax: E (£2,784pa)

Utilities: Mains electric, water, oil tank telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: No

Tenure: Freehold



BLACK DOG, a mile to the east is a small Mid Devon village, located 7 miles north of Crediton and 10 miles west of Tiverton. It sits astride one of the highest ridges of land that run between Dartmoor and Exmoor, at an altitude of 656 feet. Such elevation allows a panoramic unfurling of the countryside. Dartmoor is particularly visible & you'll often see ramblers taking on the 'Two Moors Way'. This is a long distance trek (102 miles), winding over both moors from South Devon to North Devon. The Two Moors Way crosses the road a few hundred yards from the property.

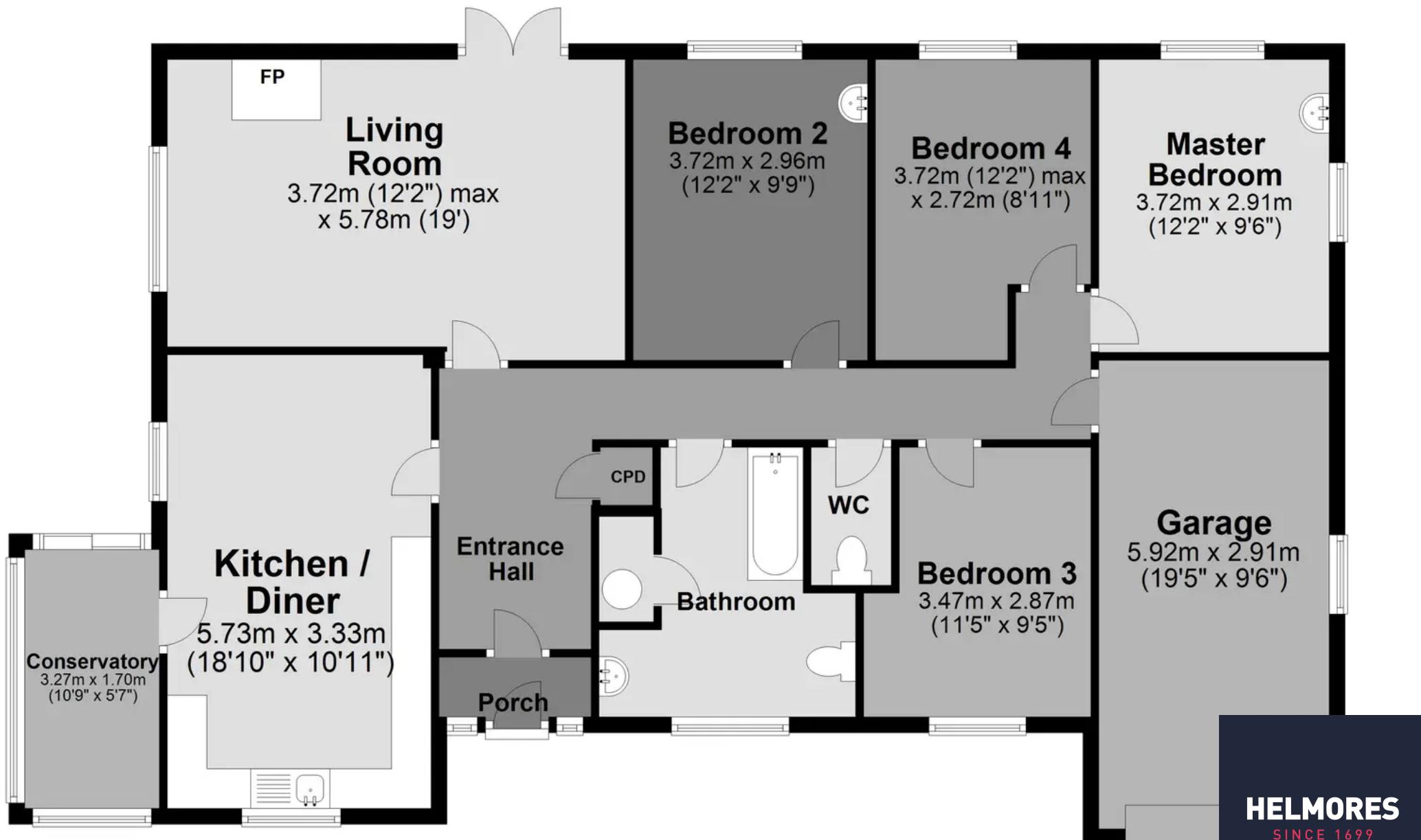
DIRECTIONS: For sat-nav use EX17 4QS, Moors View is found immediately beside the old Black Dog Inn, marked by a Helmores Board.

What3Words: ///lakes.owners.galloped



Ground Floor

Approx. 109.0 sq. metres (1173.0 sq. feet)



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Total area: approx. 109.0 sq. metres (1173.0 sq. feet)



Helmores

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