



7 Woodpecker Way, Cheriton Bishop, EX6 6JW

Guide Price £280,000

HELMORES
SINCE 1699

7 Woodpecker Way

Cheriton Bishop, Exeter

- Village cul-de-sac semi-detached bungalow
- Quiet position, yet under a mile to the A30
- Two double bedrooms
- Modern kitchen & shower room
- Spacious & light lounge diner
- Level & pretty rear garden
- Garage, car-port & driveway
- uPVC double glazing & off-peak electric radiators
- Being sold with no onward chain

Welcome to Woodpecker Way, Cheriton Bishop, a charming semi-detached bungalow nestled in a peaceful village cul-de-sac, with the lovely village amenities close to hand & the convenience of access to the A30 in less than a mile. This delightful home offers a comfortable and convenient lifestyle with its well-designed layout and desirable features.



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Step inside and discover two double bedrooms, providing ample space for rest and relaxation. The modern kitchen (installed circa 2018 with a Bosch induction hob, oven, extractor & fridge) and shower room which was replaced around 2021, both add a touch of contemporary style to the home, while the spacious and light-filled lounge diner is the perfect place to unwind and entertain.

Outside, you'll find a level and pretty rear garden (12m x 8m), offering a tranquil oasis to enjoy the outdoors and soak up the natural surroundings. With a garage (light, power & window to the rear), and driveway for 2 cars (12.3m) - parking & storage needs are well taken care of.

The property boasts uPVC double glazing and off-peak electric radiators, ensuring comfortable living throughout the year. Plus, with the added benefit of being sold with no chain.

Don't miss out on the opportunity to make this village cul-de-sac bungalow your own. Contact us today to arrange a viewing and experience the charm and convenience it has to offer.



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Please see the floorplan for room sizes.

Current Council Tax: C (£2,013pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Off-peak electric radiators

Listed: No

Tenure: Freehold

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: For Sat-Nav use EX6 6JW, no. 7 is found in the far-left hand corner, marked by a Helmores Board



Ground Floor

Approx. 57.7 sq. metres (620.6 sq. feet)



Total area: approx. 57.7 sq. metres (620.6 sq. feet)

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