



The Cottage, Springfield Park EX6 6JN

Guide Price £445,000

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The Cottage

Springfield Park, Exeter

- Superb & Spacious Village Edge Detached Bungalow
- Easy access to A30, Cheriton Bishop (1mile) & Tedburn St Mary (1.7miles)
- Three double bedrooms & a modern shower room
- Rear garden (13m x 12.5m) backing onto fields with rural views beyond
- Laid to lawn, plus a decked seating area & hardstanding for a hot-tub
- Gated driveway parking for 6+ cars
- Lovely kitchen breakfast room, installed in 2022
- Sizeable living room with wood-burner (not currently in use) & a large conservatory
- Oil-fired central heating & 2022 installed uPVC double glazing
- The owners have found an empty property to buy

Nestled on the edge of Cheriton Bishop, this bungalow is ideally situated just 1 mile from the heart of the village and a short 1.7-mile drive to the village of Tedburn St Mary.

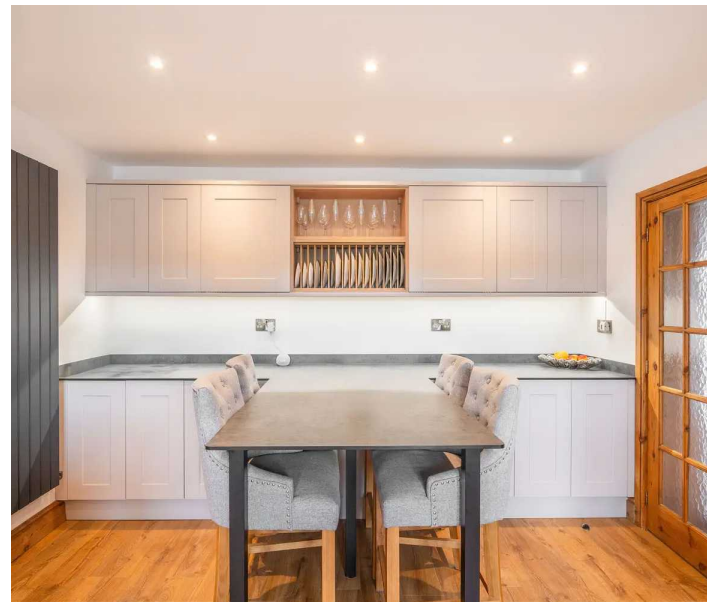




Both villages have a fantastic community spirit and it's easy to see why this area is so loved by those wanting to escape Exeter and enjoy village life, yet still have easy access to local amenities, schools, and the serene Devon countryside. There is also great access to the A30 reaching the Exeter (Alphington) junction in just 10 minutes.

This bungalow offers both space and comfort. At 103sqm / 1,117sqft, it's a great size and offers flexible living with the option of an extra reception or 3rd bedroom depending on requirements. At the heart of this home is the amazing kitchen breakfast room, installed in 2022, it's a social space as well as being well equipped for the chefs amongst you. It includes twin ovens, electric hob & hood, plus a dishwasher & Belfast sink. Space for the white goods is found in the detached block-built utility room to keep it out of the main kitchen.

The living room is a cosy retreat, featuring a wood-burning stove (not currently in use). Adjoining is the large conservatory with radiator making it another year round useable space. It offers an abundance of natural light, the stunning rural views beyond the garden and gives that all important additional living/dining space.



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The bungalow is equipped with modern conveniences such as oil-fired central heating and energy efficient uPVC double glazing & composite front door (installed 2022).

Parking is to the front with a gated driveway (11.5m x 10m) that accommodates 6 or more cars. The rear garden (13m x 12.5m) is a stunning outdoor space that backs onto fields and offers views of the rolling Devon countryside. It's laid to lawn, features a decked seating area and a hardstanding for a hot tub, the perfect entertainment space to the rear with those beautiful views.

At the time of writing, the owners have found an empty property to buy so a move is potentially less stressful and could be completed quicker.

In summary, "The Cottage" just outside Cheriton Bishop is more than just a home. Whether you're retiring, have a young family or looking for a place to entertain, this bungalow has it all.

Please see the floorplan for room sizes.

Current Council Tax: D (£2,233pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating & wood-burner

Listed: No

Tenure: Freehold





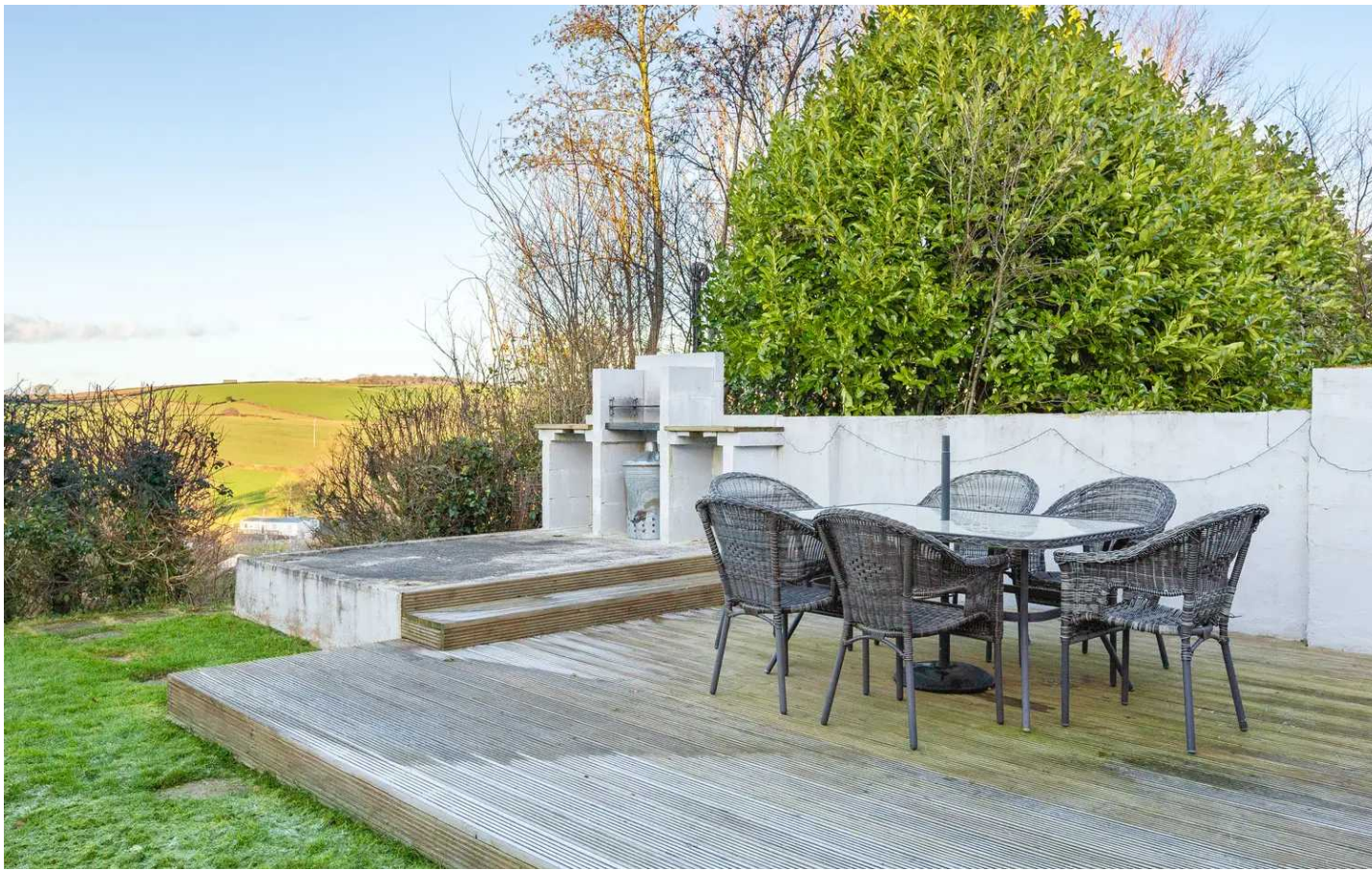
Ground Floor

Approx. 103.8 sq. metres (1117.4 sq. feet)



Total area: approx. 103.8 sq. metres (1117.4 sq. feet)

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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 renowned 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 using Sat-Nav use EX6 6JN

What3Words: [///darkest.undertook.free](https://www.what3words.com/#!/en/darkest.undertook.free)





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