



23 Hescane Park, Cheriton Bishop EX6 6JP

Guide Price **£399,950**

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SINCE 1699

23 Hescane Park

Cheriton Bishop, Exeter

The views from this detached bungalow are one of the many selling points. Hescane Park is a small development on the edge of the desirable village of Cheriton Bishop and this particular corner plot is quite outstanding. With 3 double bedrooms, large double garage and plenty of parking, this one is not to be missed.

From the drive, the level path leads to the front entrance porch, then on into the spacious and light hallway. The lounge/diner has plenty of room for a large dining table and sitting area, there is a decorative fireplace with woodburner and the sitting area leads out into the conservatory. From here you begin to appreciate the wonderful views with an outlook over the garden and beyond. There's a door that leads out to the patio area. The kitchen has white gloss units, an eye level oven, ceramic hob, breakfast bar and plenty of space for fridge/freezer, dishwasher, etc. Again the views are a striking feature of this kitchen. A utility leads from the kitchen with sink and plenty more units and space for a washing machine / dryer, a door also leads out to the patio from here.



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The two front bedrooms are both good sized doubles with fitted wardrobes, the rear master bedroom is again large and has sliding doors onto the patio maximising the views. The white bathroom suite has a shower over the bath and heated towel rail. Plenty of storage areas can be found too.

The house has oil fired central heating and double glazing throughout.

Outside there is a drive with parking for 3-4 cars and a large double garage. The front lawn is laid to grass with shrub borders. There are two accessways either side of the bungalow to the rear garden. The rear garden is where the full extent of the plot can be appreciated, there is a large patio area running the full length of the house and pathways and steps lead to the rest of the garden, with a pergola area, shrub borders, rockery and a further lawned area.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2024/25 - £2899.43

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

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.

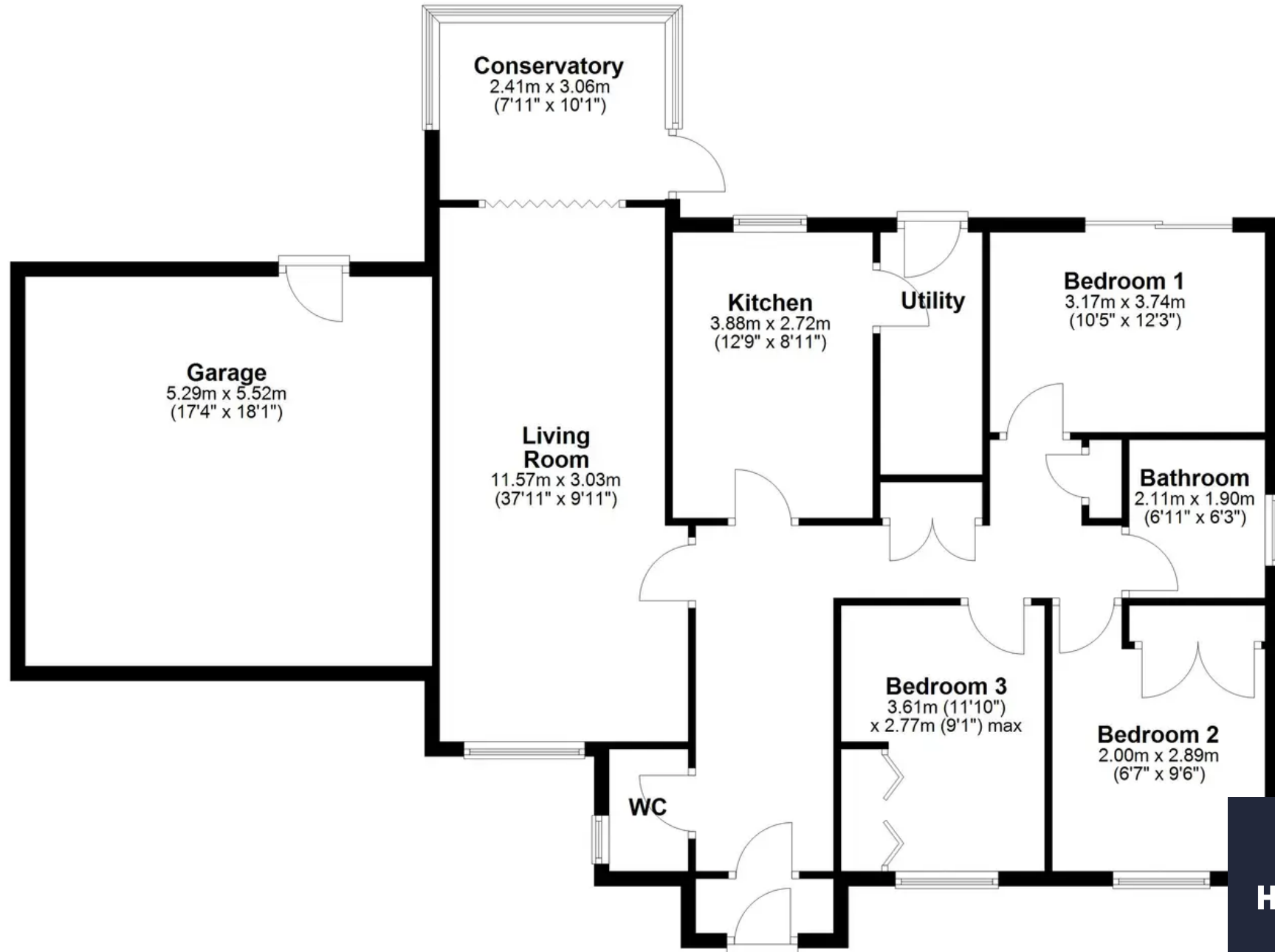
DIRECTIONS : For Sat-Nav use EX6 6JP, no 23 can be found at the end of the road on the left hand side marked with a Helmores board.

What3Words: [///hedgehog.caring.threading](https://www.what3words.com/#!/hedgehog.caring.threading)



Ground Floor

Approx. 142.8 sq. metres (1536.9 sq. feet)



Total area: approx. 142.8 sq. metres (1536.9 sq. feet)

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