



32 Glebelands, Cheriton Bishop, EX6 6HZ

Guide Price **£375,000**

HELMORES
SINCE 1699

32 Glebelands

Cheriton Bishop, Exeter

- Beautiful detached bungalow
- 2 double bedrooms
- Level and accessible plot
- Open plan living/dining with wood-burner
- Corner plot with super gardens
- Fully renovated throughout
- Excellent village with shop/doctors
- Garage and off-road parking
- Easy access to A30

Cheriton Bishop is a wonderful location for those looking for an accessible village with a great community but without being isolated and down miles of country lanes. The A30 is a short drive away and gives easy and quick access to Exeter or west to Okehampton. The village itself is well served with a primary school, shop/post office, pub and a well regarded medical centre. Dartmoor is also just a short distance away for those wishing to explore.



HELMORES
SINCE 1699



Glebelands is a mix of bungalows and houses and is central to the village with easy access to the facilities. Occupying a level corner plot in the cul-de-sac, this property has the perfect location with access gained from the Glebelands side by foot or vehicle but also, a pedestrian gate in the garden gives access out to the village road with a very short walk to the shop, pub or doctors. The property really has been well renovated with no expense spared to make it a comfortable, warm and efficient bungalow and leaving nothing for a new owner to do. A series of improvements have been made throughout with new windows, electrics and plumbing, a new boiler, a brand new kitchen including integrated appliances and polished granite worktops, a new shower room, completely redecorated and a wood-burning stove installed into the living room, plus new flooring throughout. You will see that it's like new internally. The layout gives a large living/dining room with views over the garden and the cosy wood-burner too. The two bedrooms are doubles and served by a shower room which is modern and comfortable. The kitchen is a great feature, brand new units and the polished granite tops produce a clean and functional room which is both stylish and practical and the back door leads to the side garden via the kitchen.



Outside, there's driveway parking and a detached garage with an electric door giving excellent storage space. The gardens really surround the plot, being on the corner, it's an irregular shape and this produces some excellent additional space for those with green fingers. With areas of lawn and cultivated beds, the garden will suit a range of buyers and of course, can be adapted to a new owners' preferences. There's plenty of options of places to sit and relax too, finding sun or shade as required and a large patio to the front is perfect for entertaining or eating al fresco.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2024/25 – £2106.89

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 6HZ and the What3Words address is [///brand.swim.apparatus](https://www.what3words.com/brand.swim.apparatus)

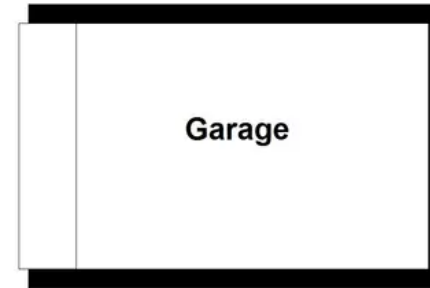
but if you want the traditional directions, please read on.

If entering Cheriton Bishop from the A30 at Woodleigh Junction, pass The Old Thatch Inn on your left and take the next right into Church Lane. Then take the second left into Glebelands and go to the end of the first road, the property will be found in the left hand corner.



Ground Floor

Approx. 87.1 sq. metres (937.3 sq. feet)



Total area: approx. 87.1 sq. metres (937.3 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.