



## Howards Oak, Morchard Road, Crediton, EX17 5LP

Guide Price £350,000



# Howards Oak

Morchard Bishop, Crediton

- Detached chalet bungalow
- 3 or 4 bedrooms
- Option to use as single floor
- On a private no through road
- Lovely plot with front and rear gardens
- Parking and garage
- Spacious property
- Public transport nearby (rail and road)

Morchard Road is a small hamlet on the A377 close to the nearby villages of Morchard Bishop and Down St Mary, right in the heart of Mid Devon. There's a pub (The Devonshire Dumpling) and a railway station with access to Barnstaple and Crediton/Exeter via the Tarka line, plus regular bus services so it's not isolated and not on the country lanes!

Accessed via a private no through road, this chalet bungalow is a one-off build, originally built approx. 40 years ago. It's brick construction under a tiled roof and is being sold with no onward chain.

It's a really good size, and has a flexible layout with the ability to use it as a true bungalow (not using the first floor) or as a larger house. There's central heating and double glazing throughout and although some of the property is a bit dated, it's a very clean and tidy property and liveable while it's updated.







The layout gives a welcoming, wide entrance hall with wooden flooring and a light living room with bay window is at the front. The kitchen/breakfast room can be found to the rear, with plenty of storage including a wonderful walk-in pantry plus there is access to the rear garden and garage. Opposite the living room is one of two further rooms on the ground which can be used as two bedrooms or indeed as a dining room and study – it's really flexible. The room at the front has built in storage and the back one opens onto the garden via recently installed bi-fold doors which also has an electric awning, to allow a longer season to sit outside. There is a modern wet-room with WC and shower on the ground floor. The first floor provides a huge amount of space with a master bedroom with its own shower room and dressing area. Adjacent to this is another room (access via the master) which could be used as a study or living area or an occasional bedroom/nursery.

Outside, at the front is a level front garden, very well established with an abundance of plants and shrubs. There's gated access to the driveway and garage with an electric up and over door. At the back, the level plot continues and there's a greenhouse and shed plus various seating areas. The rear garden has timber fencing and although a little overgrown, it's a great space.





Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1980's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Septic tank

Heating: Oil fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 5LP and the  
What3Words address is [///chum.delays.helps](https://www.what3words.com/#!/en////chum.delays.helps)

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

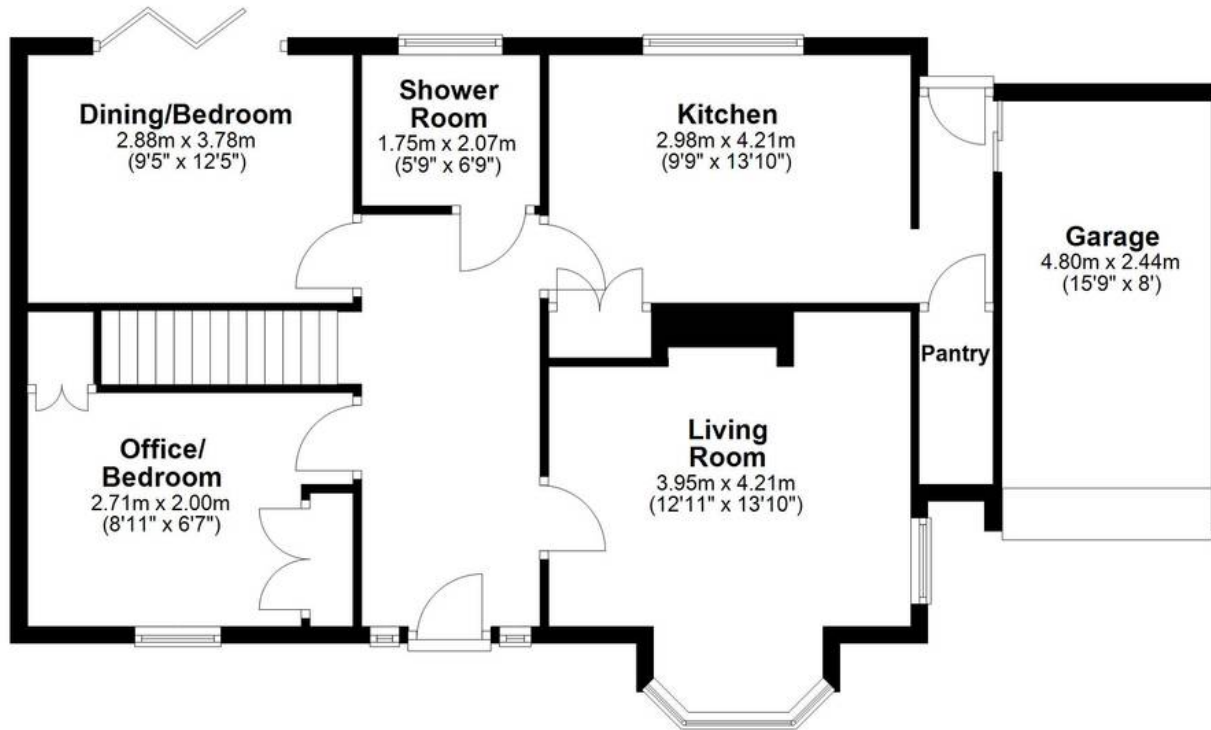
If in Crediton High Street, proceed through Copplestone and after the traffic lights, bear right and stay on the A377 towards Lapford. When arriving in Morchard Road, look out for the right hand turn to the railway station, go through the carpark into a road marked "private road" and continue nearly to the end. The property will be found on the left.





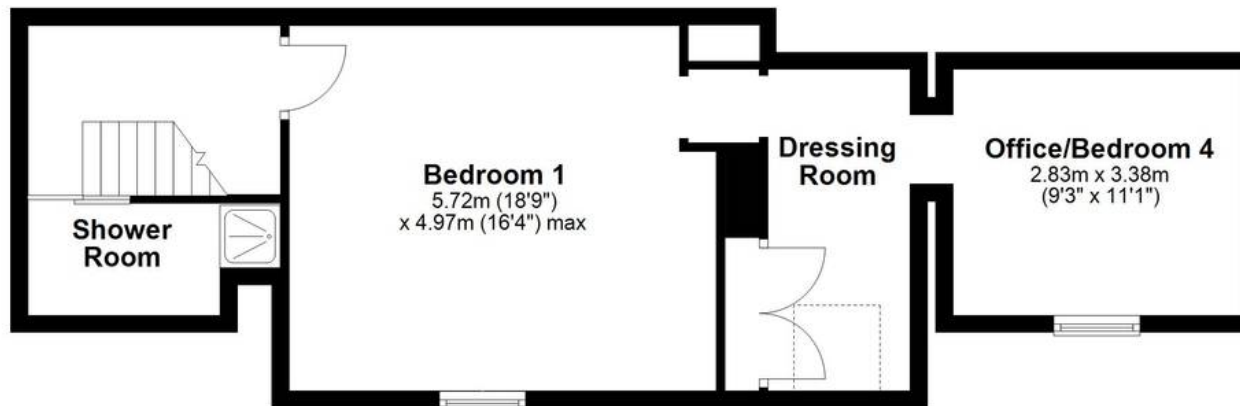
## Ground Floor

Approx. 86.6 sq. metres (931.6 sq. feet)



## First Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



Total area: approx. 140.1 sq. metres (1507.5 sq. feet)





## Helmores

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