



17 Hescane Park, Cheriton Bishop EX6 6JP

Guide Price **£375,000**

17 Hescane Park

Cheriton Bishop, Exeter

- Detached village bungalow
- Sought after cul-de-sac location
- 3 bedrooms and conservatory
- Large living room
- Great garden with lovely views
- Parking and garage
- Village with shop, pub and doctors surgery
- Only 15 minutes to Exeter
- No chain

Being just a 15 minute drive to Exeter and with excellent access to the A30, Dartmoor and the surrounding towns and villages, it's no wonder Cheriton Bishop is a desirable village. It manages to retain a fantastic community feel with a great little shop, pub, medical centre and primary school. There's a regular bus service too and a school bus to Crediton is also on offer. Hescane Park is a development of houses and bungalows, built in the 1990's and offering a variety of house types.

No 17 is a detached bungalow occupying a cul-de-sac location with a generous corner plot garden which is sure to be an attraction to many. The clever design maximises the single level living spaces whilst giving a garage underneath. The property is well presented and although some may choose to update the décor, it's ready to move into and enjoy.





There's modern electric heating and double glazing plus a wonderful conservatory on the rear, taking in views of the garden and extending the living spaces. The layout offers 3 bedrooms (although 1 is currently laid out as a dining room), a large living/dining room and a good sized kitchen too plus a conservatory to add to the living space. The family bathroom is central to serve all bedrooms.

Outside, the front garden is mainly lawned with a pathway leading from the cul-de-sac to the front door as well as pathways to both sides of the property. There's off-road parking in front and to the side of the garage which has an up and over door and is excellent storage. The rear garden is private and zoned for ease of access and enjoyment with seating areas, lawn, room to grow some vegetables and additional storage. The views from the garden are beautiful over the surrounding countryside.

The bungalow is being sold with no onward chain.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1990's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

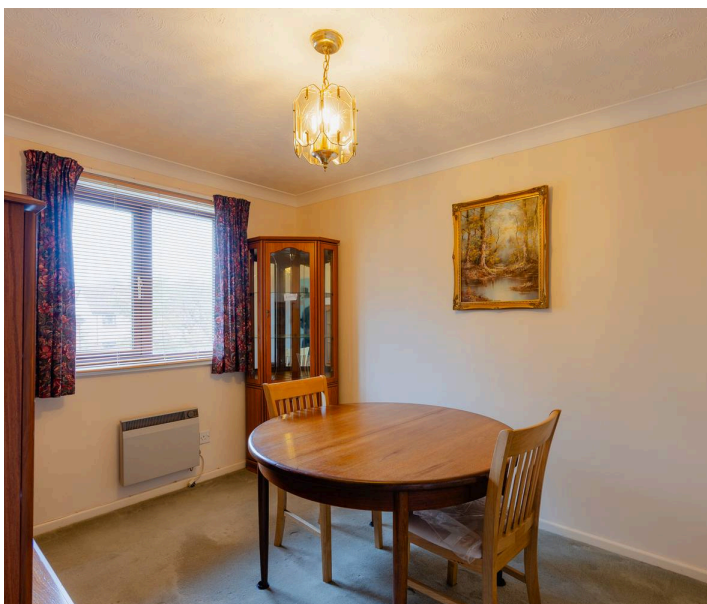
Drainage: Mains

Heating: Electric

Listed: No

Conservation Area: No

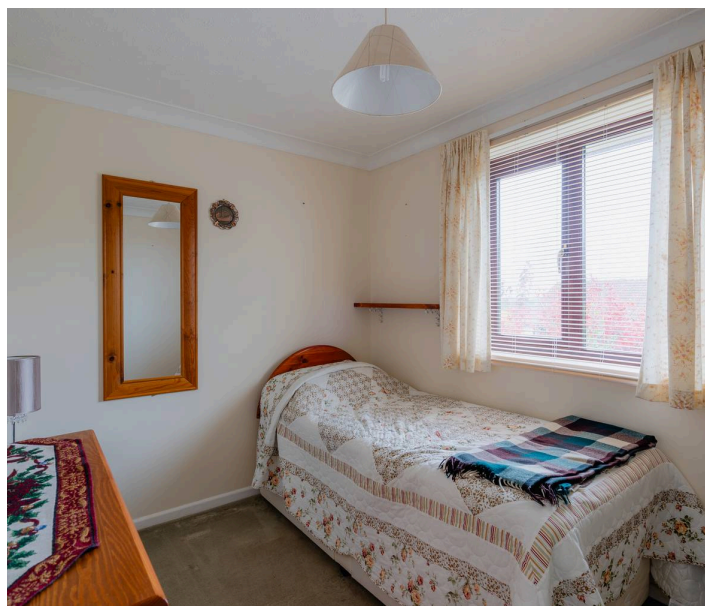
Tenure: Freehold



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, an inn, 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 and the What3Words address is [///reclusive.camcorder.defrost](https://www.what3words.com/reclusive.camcorder.defrost) but if you want the traditional directions, please read on.

When entering Cheriton Bishop from the A30 at Woodleigh Junction, pass The Old Thatch on your left and then take the next right into Church Lane. Take the next right into Hescane Park and then first left and the property will be found on your right.



Ground Floor

Approx. 111.3 sq. metres (1198.3 sq. feet)



Total area: approx. 111.3 sq. metres (1198.3 sq. feet)



Helmores

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