



33 Glebelands, Cheriton Bishop, EX6 6HZ

Guide Price **£365,000**

33 Glebelands

Cheriton Bishop, Exeter

- Wonderful detached bungalow in village location
- Village with shop/bus/pub/doctors surgery
- 3 bedrooms (or 2 with dining room)
- Shower room
- Generous south facing plot with front and rear gardens
- Level front to back
- Conservatory overlooking rear gardens
- Parking and garage
- Well presented

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.

Glebelands is a mix of bungalows and houses and is central to the village with easy access to the facilities. Occupying a level plot in the cul-de-sac, this property has the perfect location in the village with everything easily accessible. The property has been extended in the past and is very well looked after and although some of the fittings may be changed for personal taste, it's presented very well, being clean and tidy both inside and out.





The layout gives a large living room with views over the front garden. One of the three bedrooms is currently used as a dining room giving flexibility and the two remaining bedrooms are doubles and served by a central shower room. The kitchen, with its Stanley range cooker/boiler, opens into the wonderful conservatory which runs almost the length of the bungalow at the rear. Throughout, there's plenty of space and due to the extension, it's larger than you may first imagine. The property has oil fired central heating.

Outside, there's driveway parking and a larger than average attached garage giving excellent storage space. The gardens sit to the front and rear with the large south facing rear garden being a real asset to the property. There are areas of lawn and gravelled beds from which to enjoy those summer days. The large, level rear garden will be an attraction to many with the possibility of creating vegetable/flower beds for those inclined to do so. There are plenty of options of places to sit and relax too, finding sun or shade as required.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

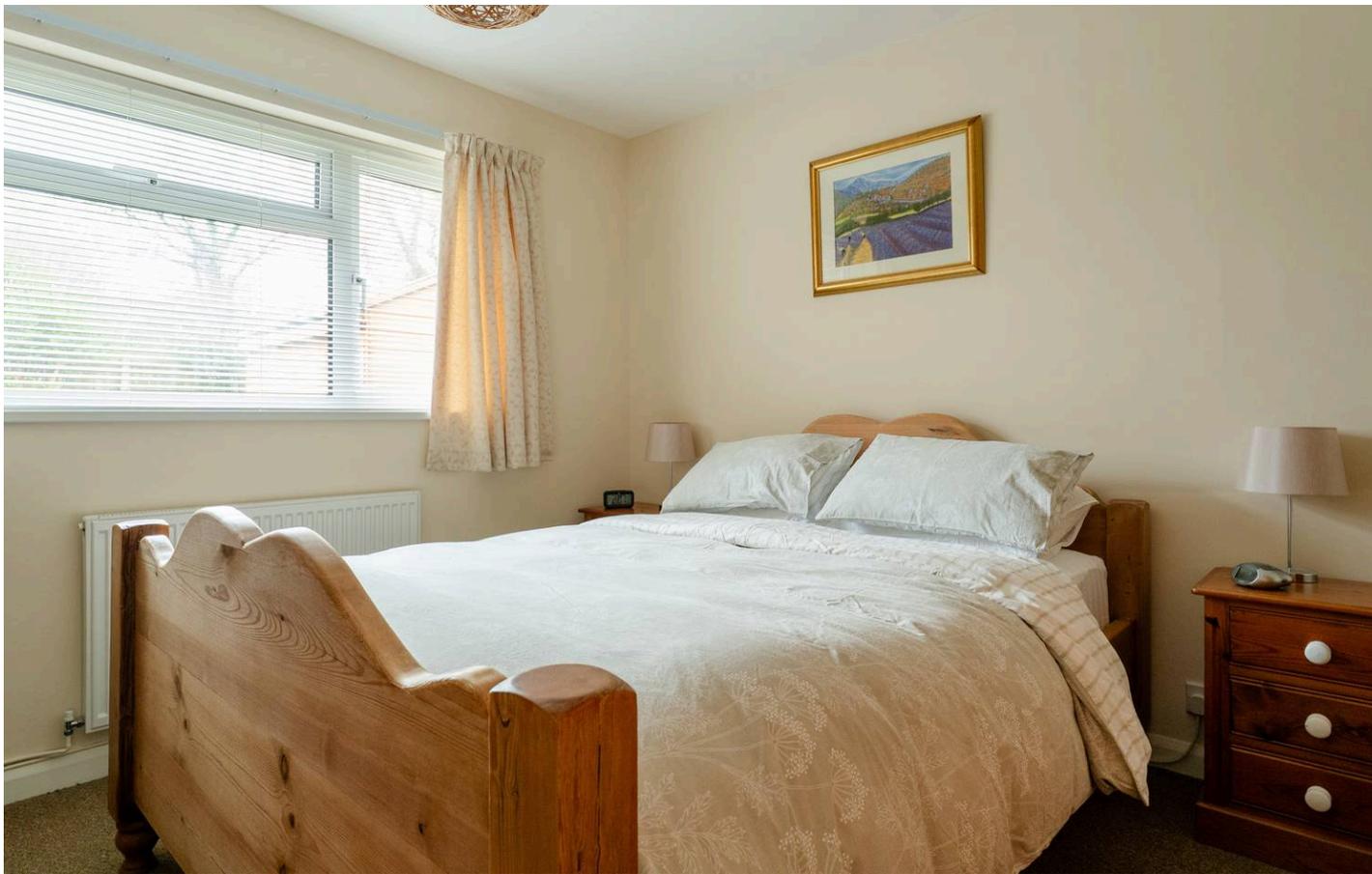
Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1970's

Construction Notes: Standard





Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating

Listed: No

Conservation Area: No

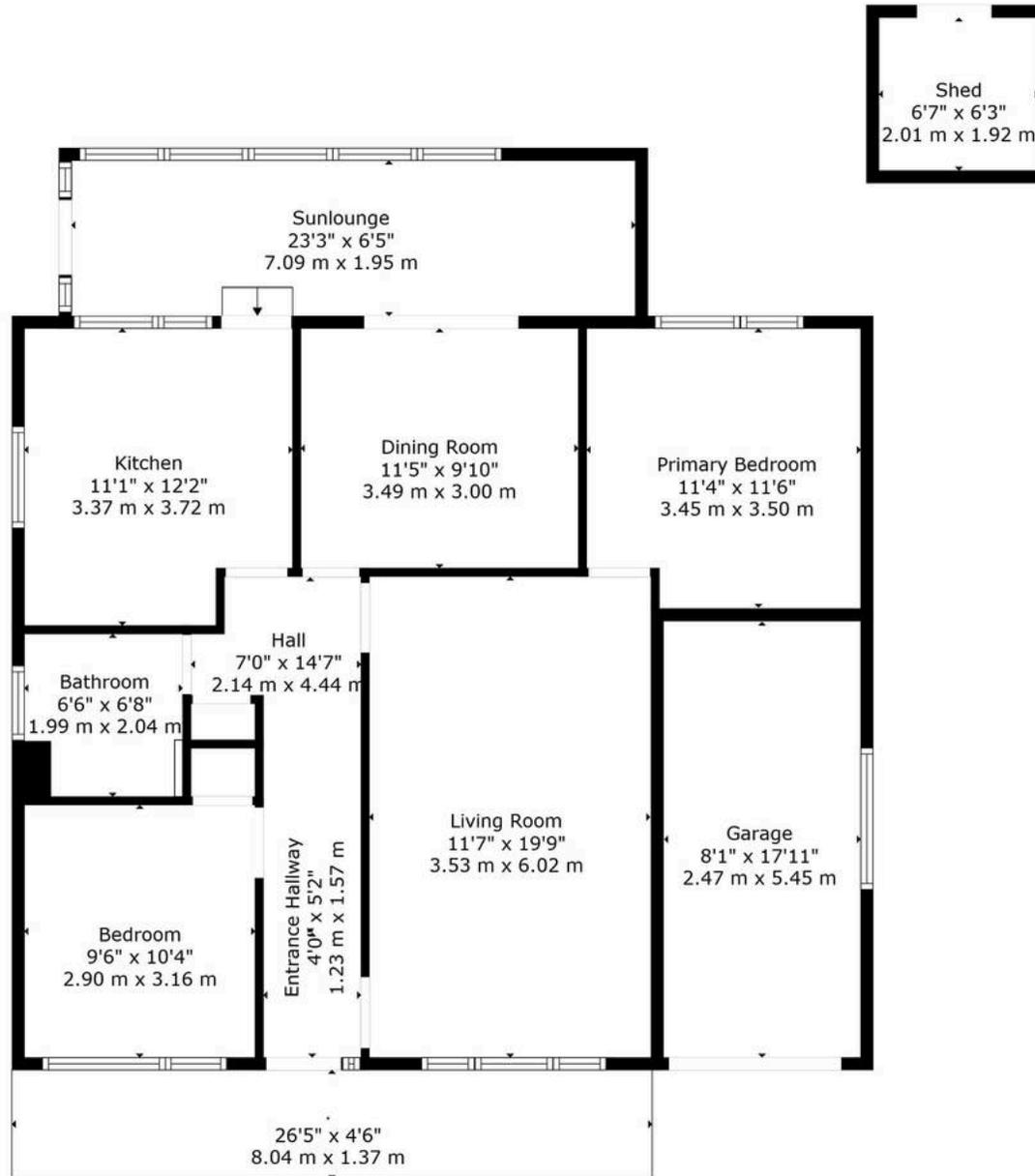
Tenure: Freehold

CHERITON BISHOP offers something for everyone, situated as it is for hassle-free access to the A30 dual carriageway, for routes to Exeter (10 miles) or access to Okehampton and Cornwall. Similarly, Dartmoor is on the doorstep as is the magnificent Fingle Bridge for river walks overlooked by the imposing Castle Drogo. In the village itself, you'll find a shop with Post Office, a parish church, primary school, and doctor's surgery, nearby is the well-regarded The Old Thatch Inn, where you can snuggle up by the fire or dine in style.

DIRECTIONS : For sat-nav use EX6 6HZ and the What3Words address is ///onto.spans.extent 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 just before reaching the left hand corner.





TOTAL: 873 sq. ft, 81 m2

FLOOR 1: 873 sq. ft, 81 m2

EXCLUDED AREAS: GARAGE: 146 sq. ft, 14 m2, SUNLOUNGE: 149 sq. ft, 14 m2, SHED: 42 sq. ft, 4 m2,
 ∴ 119 sq. ft, 11 m2

Measurements Are Calculated By Technology, Deemed Highly Reliable But Not 100% Guaranteed.





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.