



## 2 Corner Close, Morchard Bishop, EX17 6PN

Guide Price £260,000

**HELMORES**  
SINCE 1699

## 2 Corner Close

### Morchard Bishop

- Modern 3 bedroom stone fronted cottage
- Village location
- 3 bedrooms with ensuite
- Beautifully presented throughout
- Kitchen / dining room plus utility
- Easy to maintain gardens
- Excellent rural walks nearby
- Regular bus service
- Private off-road parking

Approximately 15 years ago, this small development of village houses was completed by the well-regarded local builders – RM Peters & Son. The design brief was for the properties to fit into this pretty Devon village, without spoiling the street scene and it certainly delivered. A mix of stone and render, the houses have a cottage style, perfect for the setting and this gives the opportunity for a character home with the comfort and convenience of a modern property. Since it was built, the current owners have further improved it to make it a comfortable, really well-presented home that is sure to appeal to many buyers. Although the village isn't on mains gas, there is a large LPG tank for Corner Close with each house being separately metered (no ordering, you're billed for what you use).





The stone façade is welcoming and once inside, the cottage feel continues with panelling to the hall, stairs and landing. The living room is a great size and double doors lead through the kitchen/diner. The kitchen has been replaced and is a stylish, spacious and sociable space with plenty of room for a large table and chairs. Double doors open onto the rear garden which links well to the heart of this home. There is an understairs storage cupboard and a door through to a good sized utility room with another door to outside. It's worth noting that the plumbing is still in place for a WC in this room (was formerly a utility and separate WC) so it could be reinstated by a new owner if it was preferred. On the first floor are 3 bedrooms with the master having an ensuite shower room and the family bathroom can be shared by the other 2.

Outside at the front is a pretty front area with attractive walling and room for recycling/bins etc, ideal for pots for bursts of colour. Through the access to the side is the parking area with this property having 1 space plus freely available and unrestricted parking on the roads nearby. A gate leads to the rear garden which has modern slatted fencing and is a private, level and easy to maintain rear garden which is currently paved but was previously lawned. Steps lead up to the rear access doors to the house and there is lighting and power in the garden too.



Agents' note: There is a monthly charge of £10 towards the upkeep of the communal access and maintenance of the gas storage area, used by these properties. This is subject to change but has been this amount for a few years.

Please see the floorplan for room sizes.

Current Council Tax: C - Mid Devon 2023/24 - £1991.42

Utilities: Mains electric, Bulk LPG gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: LPG gas central heating

Listed: No

Tenure: Freehold

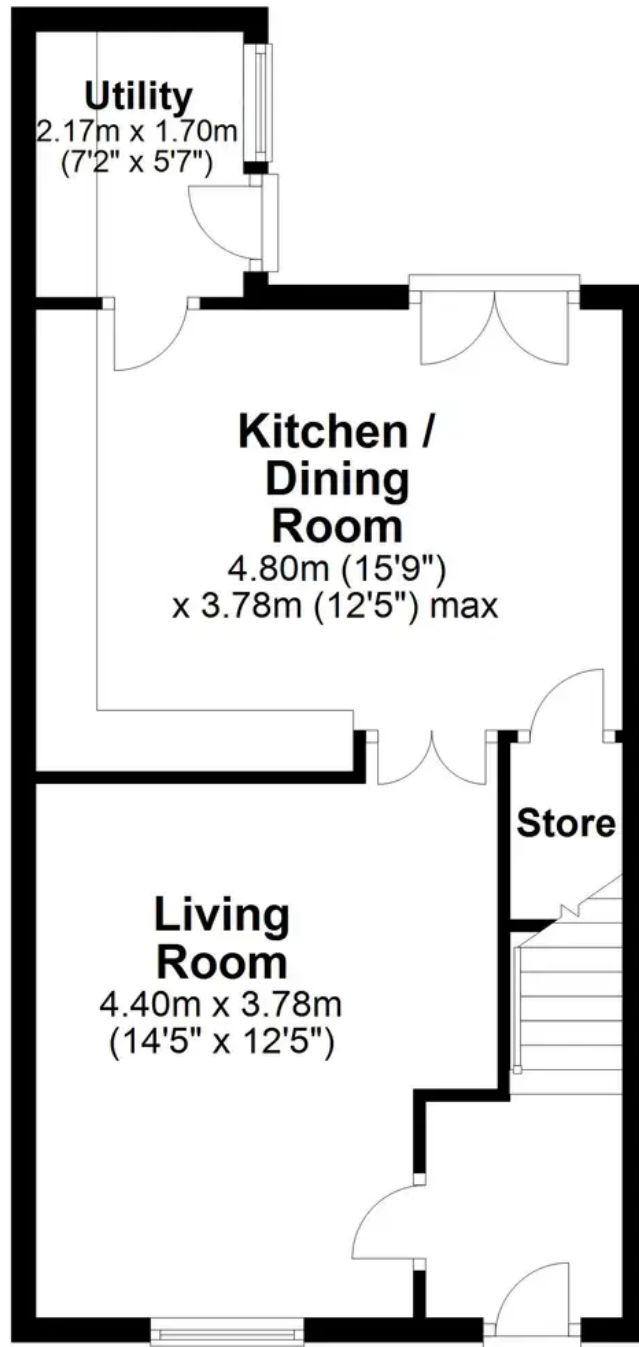
**MORCHARD BISHOP** is a village and civil parish set in the sumptuous hills and valleys of Mid-Devon, halfway between the North and South of the County, 7 miles west of Crediton and 14 miles from Exeter. The showpiece is the spectacular 16th Century Church of St Mary's, one of two churches in the village. This small but thriving community, with a population of just under 1000 has a primary school, doctor's surgery and local shops. Those who lead an active lifestyle can take advantage of the football and tennis clubs as well as enjoying a game of bowls on the Green. At the centre is the friendly London Inn, loved for its generous servings of delicious, locally sourced food. Dating back 400 years, this traditional pub was once a stop for passing coaches when the main road from Exeter ran through the village. Today, the nearby railway station at Morchard Road carries passengers from Exeter to Barnstaple along the scenic Tarka Line. Dartmoor and Exmoor, areas of outstanding natural beauty are within 30 minutes' drive.

**DIRECTIONS** : For sat-nav use EX17 6PN and the What3Words address is [///blazing.garlic.utter](https://www.what3words.com/#!/blazing.garlic.utter)

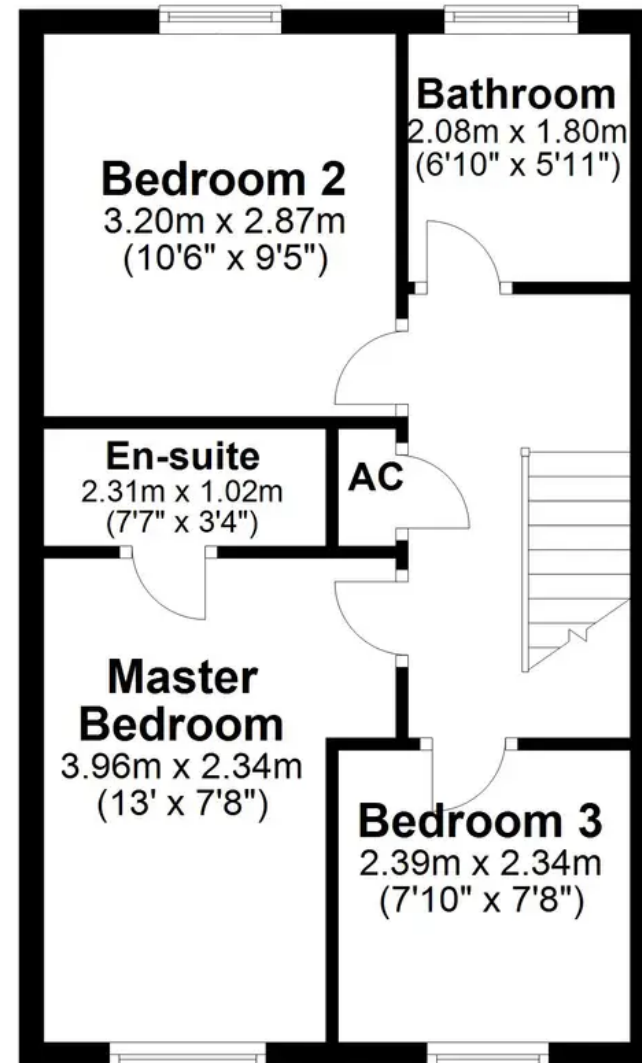
From Crediton proceed on the A377, through Coplestone until reaching Morchard Road. Just before the Devonshire Dumpling turn right as sign posted Morchard Bishop and stay on this road until reaching the village. When the road splits at the war memorial, branch off right and 2 Corner Close will be found on your left.



## Ground Floor



## First Floor





## Helmores

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