



Brackendale





# Brackendale

Morchard Bishop, Crediton, EX17 6PE

Crediton 8 miles | Exeter 14 miles | Tiverton: 16 miles

Set across one level, Brackendale provides a spacious four bedroom family home within the popular village of Morchard Bishop, offering excellent internal space as well as a large garden and off-road parking.

- Detached Single Level Family Home
- Four Bedrooms. Two Bathrooms
- Open Plan Kitchen/ Diner/ Sun-Room
- Separate Utility Room
- Large South Facing Garden
- Ample Driveway Parking
- Popular Village Location
- Rural Yet Accessible to Amenities
- Council Tax Band E
- Freehold

## Guide Price £525,000

### DESCRIPTION

Located in the village of Morchard Bishop, this delightful bungalow on Wood Lane offers a perfect combination of comfort and modern convenience. The property boasts a spacious layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining. With the current owners having resided there for 23 years and have sympathetically modernised throughout.

With four well-proportioned bedrooms, this home is ideal for families or those seeking extra space for guests or a home office along with a family bathroom and separate en suite. The kitchen/dining room is the hub of the house and a tremendous entertaining space, with a separate utility room. The garden is a real feature of the property with mature trees and shrubbery whilst also acting as a glorious sun trap with privacy and an area of decking for alfresco dining.

The surrounding area is known for its picturesque countryside, offering a peaceful retreat while still being within reach of local amenities. This property presents a wonderful opportunity for anyone looking to settle in a tranquil setting, with the added benefit of a well-established community.

### SERVICES

Mains Electricity, Water and Drainage. Gas Central Heating.

PV panels

Ofcom predicted broadband services – Standard & Superfast broadband available.

Ofcom predicted mobile coverage: External - EE, Three, O2 (variable) and Vodafone (variable).

Local Authority: Mid Devon Council.

### DIRECTIONS

From the Morchard Bishop Doctors Surgery, proceed east on Chulmleigh Road. After 175 yard, turn left onto The Green, proceeding to the end of the road. At the T-Junction, turn left onto Wood Lane. Take the next left turn onto the concrete lane, where Brackendale can be found first on the left.









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E	46	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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