





4 Old Rectory Gardens, Morchard Bishop, EX17 6PF

Guide Price £360,000

A stylish and spacious 3 bedroom detached bungalow situated in a sought-after cul-de-sac in the popular village of Morchard Bishop. This exquisite home provides a generous layout of accommodation, delightful gardens, and off-street parking with car port.

Winkworth

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Occupying an enviable position within a peaceful cul-de-sac in the highly sought-after village of Morchard Bishop, this exceptional detached bungalow enjoys a delightful setting with the rear garden backing directly onto an open field.

Beautifully enhanced by the current owner, including a new roof in 2025, the property has been thoughtfully designed to offer stylish, versatile accommodation extending to over 1,100 sq. ft. The impressive 'L'-shaped living space, a wonderfully light and inviting room with generous proportions, perfectly suited to both everyday living and entertaining. Double doors open to the rear garden allowing natural light to flood the room while a wood-burner creates a charming focal point.

The dual aspect kitchen/dining room is equally impressive, offering an attractive range of fitted units and ample space for dining. A practical utility room provides additional storage and ample space for white goods, use as a boot room and has the benefit of a shower and sink.

The property offers 3 well-appointed bedrooms, each presented to an excellent standard, alongside a beautifully finished family bathroom, completing the thoughtfully arranged accommodation.

Outside, the property continues to impress. The front garden is attractively landscaped with areas of lawn and mature planting, while the enclosed rear garden has been thoughtfully designed to provide a selection of seating areas, colourful shrub borders and lawn.

Beyond the garden lies an open field, creating a wonderful sense of space.

To the front, a driveway provides off-road parking for up to three vehicles and leads to a covered car port. Adjoining the car port is a useful store room, offering excellent additional storage.

DIRECTIONS: Using the What3Words App, search vacancies.veered.steams

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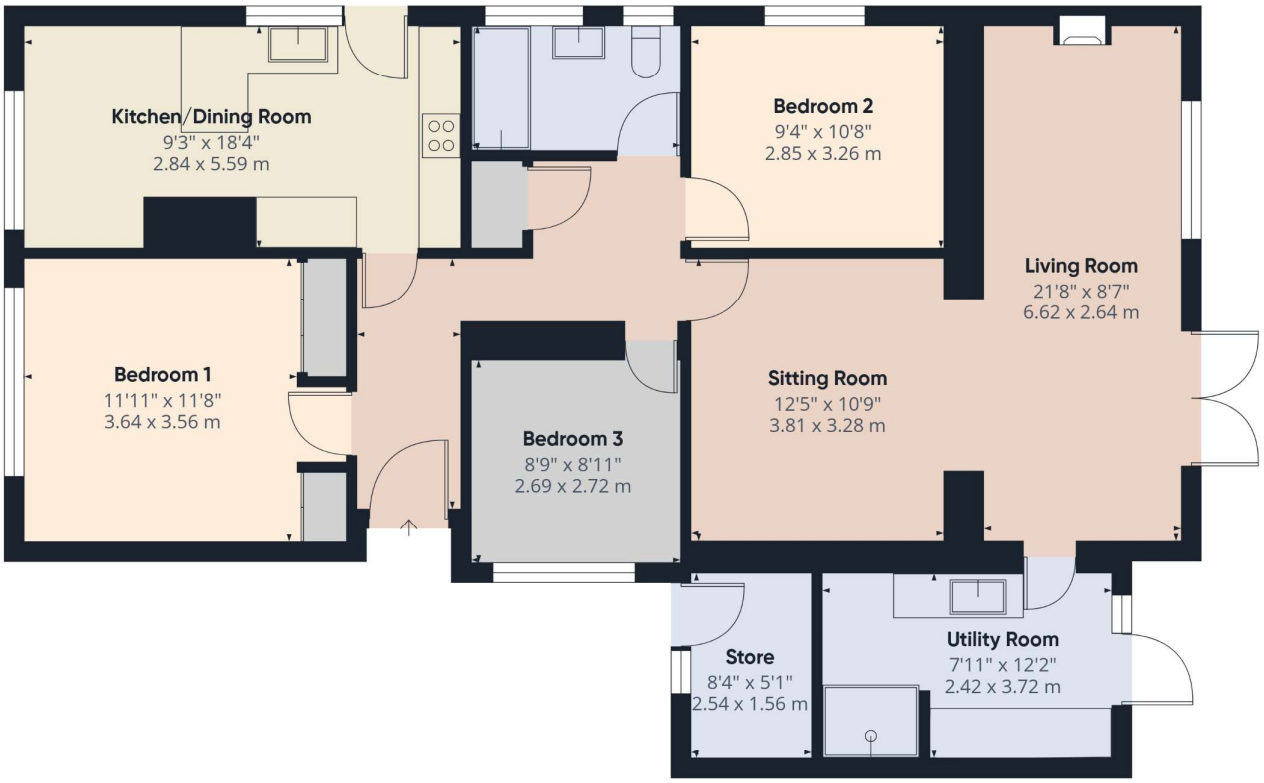
SUMMARY

- Located in a sought-after cul-de-sac in Morchard Bishop
- Stylish and spacious accommodation
- 3 bedrooms and a generous living space
- Improvements made by the current owner to create an inviting home
- New roof installed in 2025
- Delightful front and rear gardens
- Off street parking and car port
- Owned solar panels

PROPERTY INFORMATION:

COUNCIL TAX: Band D
LOCAL AUTHORITY: Mid Devon Council
SERVICES: Mains electricity and water. Owned Solar Panels
DRAINAGE: Mains drainage
HEATING: Oil fired central heating
BROADBAND: Fibre broadband available. Currently Sky Full Fibre 100
MOBILE SIGNAL: Variable coverage depending on provider
LISTED: No
TENURE: Freehold
CONSERVATION AREA: No
FLOOD RISK: Very Low

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Approximate total area(1)

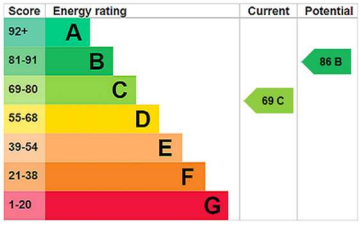
1137 ft²

105.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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