



## Moors View, Black Dog, Crediton, EX17 4QS

Offers In Excess Of £325,000

A spacious and individual detached bungalow set in the charming village of Black Dog.

**Winkworth**

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This delightful property offers versatile accommodation, all on one level, and is being sold with no onward chain, making it the perfect move-in-ready opportunity.

Inside, the bungalow offers flexible living space with three to four double bedrooms, depending on how you choose to use the layout. There is a generous sitting room, complete with a feature fireplace and double doors that open directly onto the rear garden. The kitchen diner is bright and welcoming and leads into a conservatory that adds further living space and enjoys views over the garden. A separate dining room provides additional flexibility and could easily serve as a fourth bedroom or office, if required. The main bathroom is large enough to reconfigure and install a separate shower, and there's also a handy separate WC.

One of the key highlights of the property is the substantial loft space, which offers excellent potential for conversion (subject to the necessary planning permissions).

Outside, the property enjoys pretty, level gardens to three sides with lawned areas, colourful flower beds, and mature planting that provides privacy and a peaceful atmosphere.

The gated driveway offers ample parking, and the large integral garage is fitted with light, power, and an electric up-and-over door.

AGENTS NOTE: There is an ongoing dispute over a section of land associated with this property. Further information is available upon request, and interested parties are encouraged to make their own enquiries before proceeding.

For viewings, Moors View is located at postcode EX17 4QS, directly beside the old Black Dog Inn. You can also use What3Words: [///lakes.owners.galloped](https://www.what3words.com/lls/lakes.owners.galloped) to find the exact location.

PLEASE NOTE: Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Landmark to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.





#### AT A GLANCE:

Detached Bungalow in Picturesque Countryside Location  
 Three / Four Double Bedrooms  
 Spacious Sitting Room With Garden Access  
 Potential For Extension (STP)  
 Pretty, Level Gardens On Three Sides  
 Gated Driveway With Ample Parking  
 Large Integral Garage With Power & Lighting  
 Oil-Fired Central Heating & uPVC Double Glazing  
 No Onward Chain – Ready To Move In!

#### PROPERTY INFORMATION:

COUNCIL TAX: Band E  
 LOCAL AUTHORITY: Mid Devon  
 SERVICES: Mains Electric & Water  
 DRAINAGE: Mains Drainage  
 BROADBAND: Part Fibre Broadband Available  
 FTTC (Fibre to the Cabinet).  
 MOBILE SIGNAL: Limited Coverage  
 HEATING: Oil Fired Central Heating  
 LISTED: No  
 TENURE: Freehold  
 CONSERVATION AREA: No  
 FLOOD RISK: Very Low



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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