


# Church Lane

## Cheriton Bishop, Exeter, Devon, EX6 6HY

Asking Price £475,000

Bradleys ESTATE AGENTS

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**Description**

This lovely detached three bedroom home is situated in a quiet village location and benefits from plenty of parking, a large double car port, garage, workshop and mature, private gardens to the rear. The bungalow offers a fantastic opportunity to develop further or to just enjoy village life in a peaceful yet convenient location. NO CHAIN!

The front door opens to the hallway with built in cupboards and a door to the large sitting room with a fantastic outlook and sliding patio doors to the rear patio and garden. The sitting room narrows to the comfortable dining area with a further door to the kitchen with a door back to the hallway and a door to the carport. From the hallway, steps lead down to the lower hallway with further storage which gives access to the three good size bedrooms and the family bathroom with the main bedroom enjoying a lovely outlook over the rear garden.

Outside there is a large parking/turning area to the front with space for numerous vehicles, leading to the useful double carport with access to the garage which also has a door through to the workshop. The gardens are of particular note being a good size with the rear gardens offering a high degree of privacy being laid to lawn with mature trees to one side, vegetable beds and a patio area adjacent to the bungalow.

**Location**

Cheriton Bishop is a thriving community on the North Eastern flanks of the Dartmoor National Park and has a pub, post office/stores, health centre with pharmacy, village hall along with primary and pre-school. The nearby village of Tedburn St Mary has a similar number of facilities. The university and cathedral city of Exeter lies ten miles to the east and has all the amenities one would expect of a centre of its importance including excellent shopping, dining, theatre and sporting amenities. Exeter has two railway stations and an airport to the east of the city.





**Directions**

What3Words: ///health.acted.home

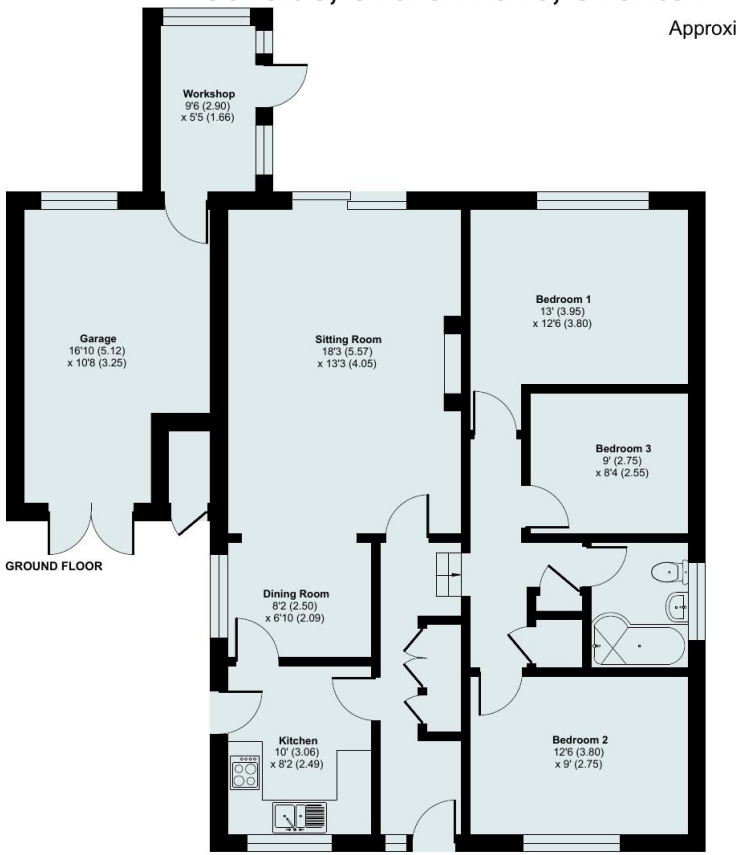


**Material Information**

- EPC Rating: F
- Freehold
- Mains electricity, water and drainage
- LPG fired central heating and hot water (buried tank to the front)
- Mid Devon District Council - Band D
- Parking: Parking for numerous cars, double carport and garage

# Brookside, Church Lane, Cheriton Bishop, Exeter, EX6

Approximate Area = 940 sq ft / 87.3 sq m
Garage = 216 sq ft / 20 sq m
Outbuilding = 10 sq ft / 0.9 sq m
Total = 1166 sq ft / 108.2 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradleys. REF: 1462732

**Property Fact Sheet Ref:**
CRE250135.3 (23/07/2026-KR)


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