



3 Rectory Road, Morchard Bishop, EX17 6NH

Guide Price **£265,000**

3 Rectory Road

Morchard Bishop, Crediton

- Semi detached property
- Quiet village location set back from road
- 3 Bedrooms
- Ensuite to the master bedroom
- Car port and courtyard area
- Enclosed lawned garden
- Open plan kitchen/diner
- Short walk to shop, primary school & pub
- Less than 3 miles to train station
- Lovely dog walks direct from the house

Situated in a quiet position within the popular village of Morchard Bishop, this well-presented three-bedroom semi-detached house offers practical family accommodation with a particularly useful combination of indoor and outdoor space.

The ground floor is well arranged for everyday life, with a welcoming entrance hall leading to a front-facing sitting room with a feature corner fireplace, which could accommodate a woodburning stove if desired. To the rear, the kitchen and dining area form one sociable open-plan space, with wood-effect shaker-style units, an integrated dishwasher, oven and ceramic hob, plus space for a fridge-freezer and either a tumble dryer or additional fridge. Doors open directly onto the patio, creating an easy connection with the garden.

A useful utility room sits alongside the kitchen and includes a WC and space for a washing machine, helping to keep the practical side of family life





tucked away.

Upstairs, there are three bedrooms, including a good-sized master bedroom with a corner shower en suite, a further double bedroom overlooking the garden and a single bedroom to the front. The family bathroom has a white suite with a bath and shower over. Generous ceiling heights throughout this floor give the rooms a particularly spacious feel.

Outside, the property has a carport to the front, with a small additional area that provides useful space for bins or storage and could potentially be adapted to create further parking. There is also ample on-street parking within the village.

The carport gates lead through to a hardstanding courtyard, providing a handy space for outdoor dining or a barbecue. From here, steps lead up to the main garden, which is laid to lawn and enclosed by fencing, making it a secure space for children and pets. A further patio at the far end provides another spot for sitting and enjoying the garden.

The property is served by mains water and drainage and has oil-fired central heating, with solid wood double-glazed windows. Overall, it offers a straightforward and well-planned home in a village setting, with the open-plan kitchen and garden connection, useful utility space and en-suite master bedroom adding plenty of practical appeal.

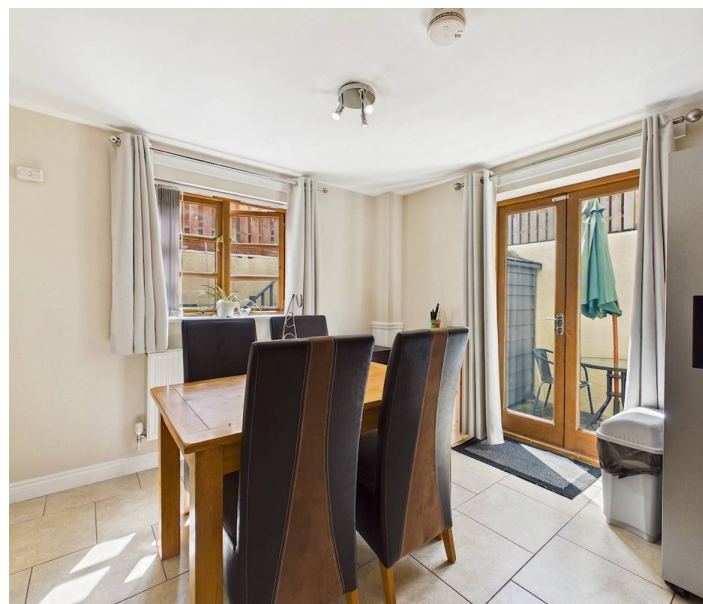
Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2026/27 – £2292.71

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage



Heating: Oil fired central heating

Construction: Standard

Listed: No

Conservation Area: Yes

Tenure: Freehold

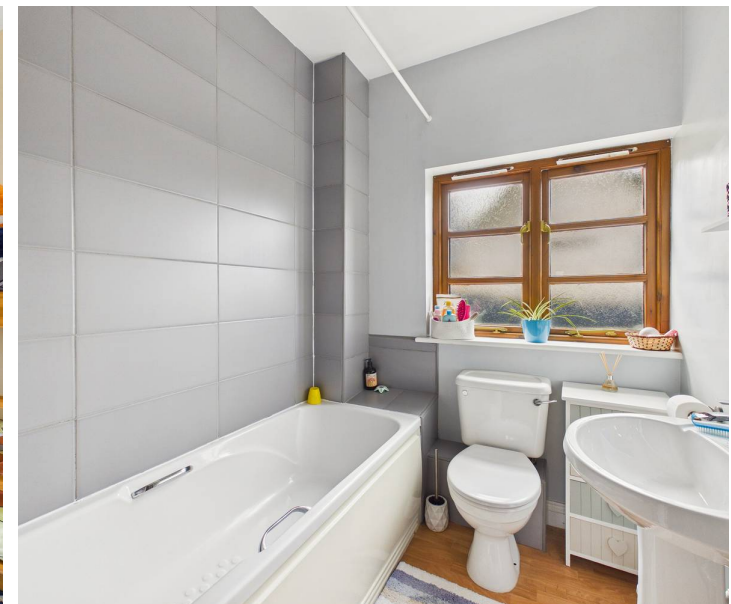
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Virtual Staging:

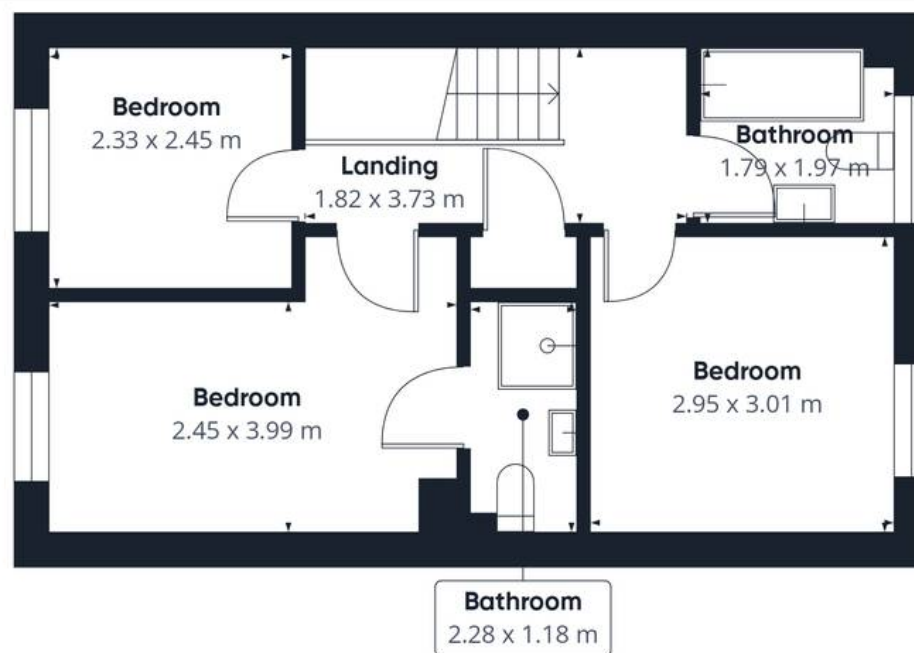
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.





Floor 0

Approximate total area⁽¹⁾
77.2 m²



Floor 1



(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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MORCHARD BISHOP is a popular village, sitting amid a network of more than 60 footpaths and bridleways including the Two Moors Way, for which it is the mid-way point. Famous for having the longest row of thatched, terraced cottages in England, Morchard is a popular village not least because of its C of E primary school (OFSTED Good), excellent pub, doctor's surgery, and community run shop. There's a thriving community scene offering a variety of events and activities ranging from the monthly produce market to sporting clubs. Nearby is Morchard Road where you can catch a train on the scenic Tarka Line to Barnstaple or Exeter. For a wider range of shops and amenities Crediton and Exeter are 7-miles and 15-miles away respectively. A regular daily bus service from the village also provides access to both these towns.

DIRECTIONS : From the A377 at Morchard Road, take the road into the village. At the war memorial take a right turn and the property can be found set back on the left.

For Sat Nav: EX17 6NH

What3Words: [///gathering.remit.dock](https://www.what3words.com/#!/gathering.remit.dock)





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