



Burstone



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Shobrooke, Crediton, EX17 1BU

Crediton 2 miles | Exeter 7 miles | Exeter Airport 15 miles

A spacious detached bungalow with stunning country views and large plot of 0.32 acres, requiring modernisation. Offered to market with no onward chain.

- Detached Bungalow
- Three Bedrooms
- Large Garden
- Garage & Off-Road Parking
- Council Tax Band E
- In Need of Modernisation
- Kitchen/ Dining Room
- Popular Village. Exeter 7 Miles
- Extensive Country Views
- Freehold

Guide Price £425,000

DESCRIPTION

Nestled in the peaceful Devon countryside, Burstone offers a superb opportunity to acquire a spacious bungalow set within 0.32 acres with delightful views. Located on the edge of the village, despite its rural location, Shobrooke is well connected and within easy reach of Crediton, Tiverton, and the cathedral city of Exeter, all of which offer a wide range of amenities to meet all needs.

The property requires modernisation whilst offering space and scope for extending, subject to necessary consents, however the property has been subject to recent improvements with airsource heat pump, PV panels as well as extra insulation. In short, the property comprises of; a spacious south-facing sitting room, kitchen/ dining room with views to the rear and across fields beyond, two large bedrooms benefiting from built-in wardrobes, a family bathroom with separate WC, and a further flexible space for either a study or bedroom. Externally, the large garden wraps around the property on three sides enclosed by mature hedging and trees. Driveway parking and a link-detached garage is located to the side of the property.

This blank canvas offers an exciting opportunity to mold into the perfect home, both internally and externally.

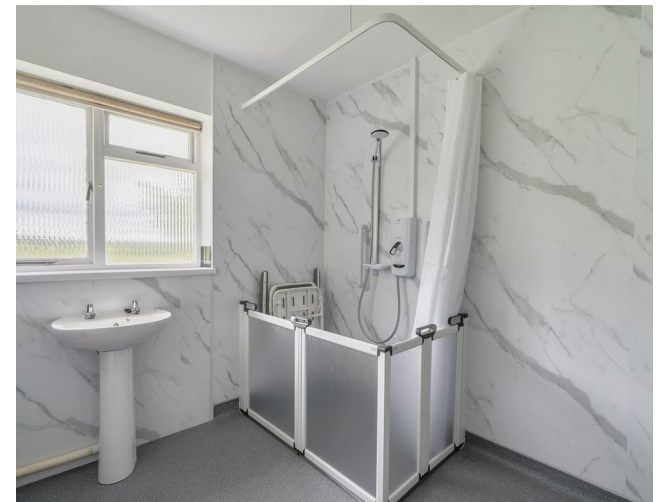
SERVICES

Mains electricity, water and drainage. Central Heating via Air Source Heat Pump. PV Panels. Ofcom predicted broadband services - Standard & Superfast available
Ofcom predicted mobile coverage for voice and data: External – EE, Three, O2 and Vodafone (Variable).
Local Authority: Mid Devon District Council.

DIRECTIONS

What3Words: ///receive.amounting.kindness

Google Pin Drop: <https://maps.app.goo.gl/YrzWDHvGor7fq3yu7>





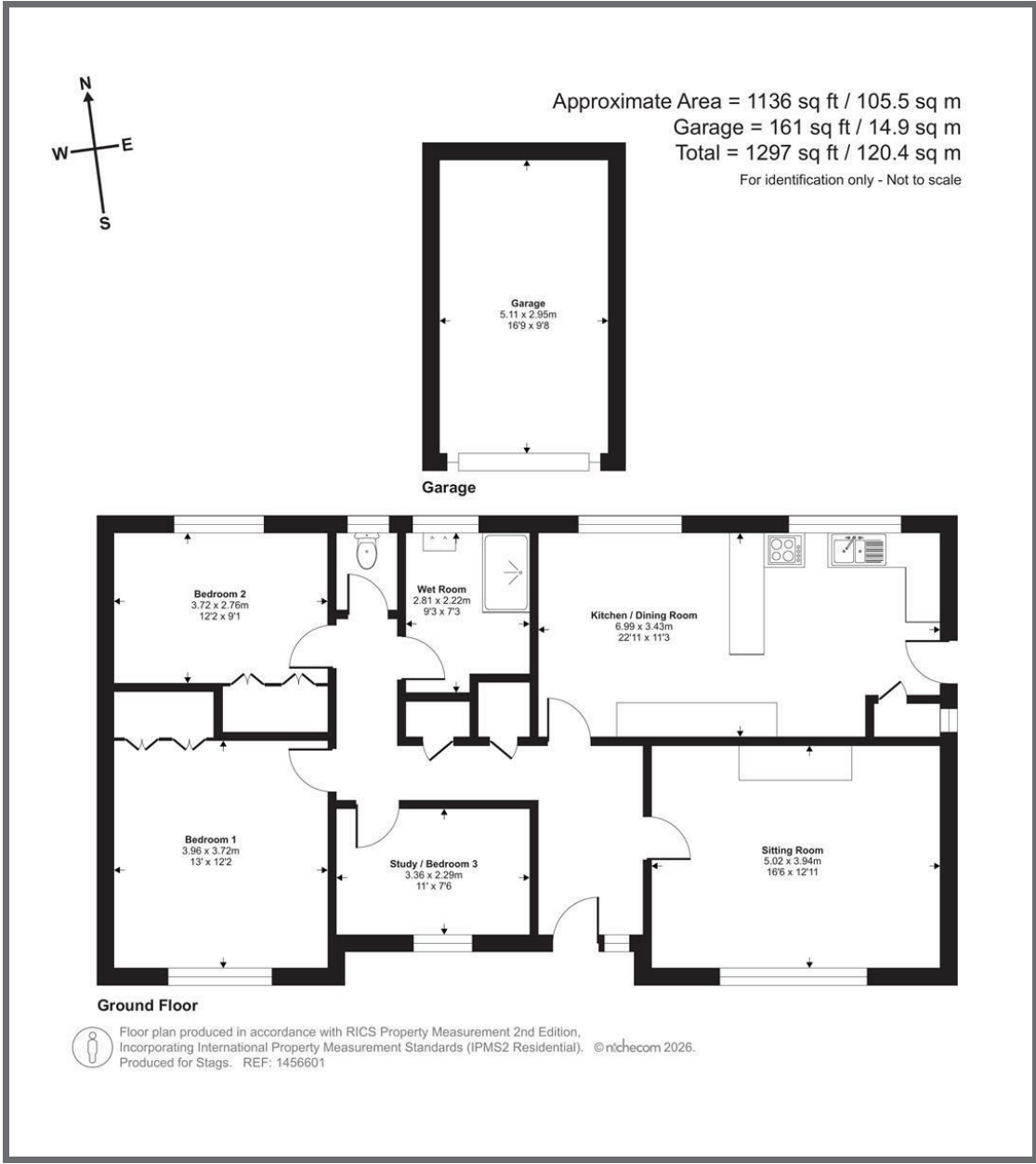
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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	95	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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