



Leigh House

Doddiscombsleigh, Exeter EX6 7PR

RENDELLS

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Asking Price £885,000

A versatile and well presented 4/5 bedroom detached house on a 1.4 acre plot just outside of Dartmoor National Park. Offering spacious accommodation mainly over one floor with potential for a self contained flat/annexe. Income from own Solar PV for the next 12 years.

Situation:

Leigh House is located on the outskirts of this sought after village with far reaching views over its own land and the surrounding countryside. Doddiscombsleigh itself is a lovely village with an excellent community spirit and a popular local pub, The Nobody Inn, and a Grade I listed Parish Church. The village also has a primary school, regular 7 day a week bus service into Exeter, and is well located to enjoy everything that Dartmoor National Park has to offer whilst also being only about 6 miles from the Cathedral City of Exeter with its road, rail and airport links. The nearby villages of Christow and Dunsford also offer further amenities.

Description:

The house was originally built in 1994. It has been improved and extended over the years by the current owners who have been in residence since 2005. The well laid out and good sized accommodation is mainly to be found on the first floor with the ground floor consisting of the double garage and a spacious Craft/Games Room/Bedroom/Office which also offers potential to create a self contained flat/annexe.

Externally there is generous parking to the front whilst to the rear can be found the well tended garden and a sloped field with a driveway leading to a useful open fronted 30ft timber outbuilding where the current owners used to store their campervan.

Accommodation:

The front door opens into an extended Porch with stairs and glass balustrade up to the First Floor and doors to the Double Garage and the Craft/Games Room which could be used as a further Bedroom or could create a self contained Flat/Annexe.

The remaining accommodation is accessed off the first floor landing and offers a good flow of rooms, all double glazed, with excellent views either to the front over surrounding countryside or to the rear over its own gardens. It offers four double bedrooms (two with large built-in wardrobes), an en-suite bathroom from the Master Bedroom, a small Study and a modern family Bathroom with spa bath and a separate shower. The Living Room benefits from a woodburner for those colder days and opens both into the spacious Dining Room (both with Oak flooring) and also out into the garden. The good sized kitchen offers a range of units with an induction hob and built in appliances. There is also a Utility Room with Butlers sink with a door out to a covered side terrace, a useful drying area.

Outside:

To the front can be found a driveway up from the council road leading to extensive tarmac parking to the front with a number of raised beds. Double timber doors to the side of the house open to a gravelled drive leading up past the under-house storage to a useful open-fronted timber Outbuilding (8.76m x 5m) with light and power connected and with an enclosed storage area.

To the rear of the house is a decked and paved terrace leading up to the south west facing level lawn mixed flower beds, a hexagonal timber BBQ House with power connected that seats up to 15 people, a pond and fruit trees. The rear garden benefits from excellent views and feels a particularly private place to enjoy the surrounding natural views and birdsong. Beyond the garden the land extends into a sloping field (approx 0.7 acres) with a fruit cage and a timber shed with log store. The whole plot extends to approx 1.4 acres.





Services:

Mains electric, mains water, private drainage via septic tank.
Oil fired central heating and hot water.
3.8kw PV system installed earning approx £1,000pa through the feed-in tariff for the next 10 years (Source Vendor).
Broadband— The current provider, Airband, delivers 30-35 mbps download speeds (Source Vendor).
Standard line connection is available up to 16mbps (Source Ofcom).

Local and Planning Authority:

Teignbridge District Council, Forde House, Newton Abbot—Tel: 01626 361101

Council Tax: Band G (£3,903.05 for 2024/25)

Energy Performance Certificate: D55 with potential for D64 (see chart below).

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277.

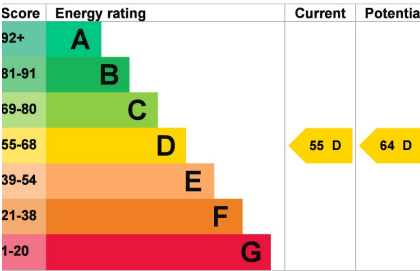
Directions:

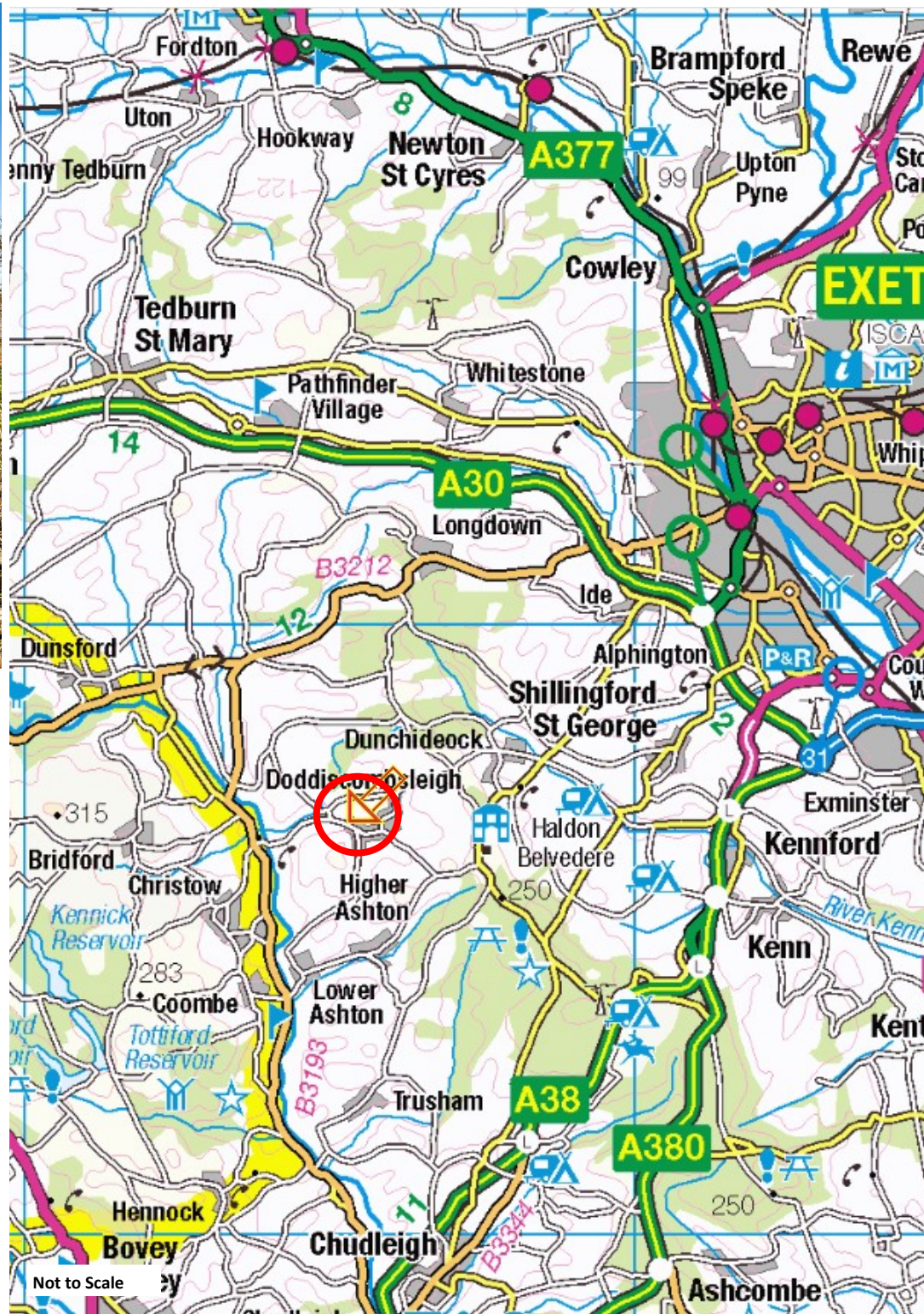
Satnav will bring you into the village and close to the property.

If approaching via the A38 and Haldon Forest you will come in via Tick Lane, passing the Primary School on your right then Burnt Meadow (also on the right). The property will be found on the left hand side just after this with a drive leading up to the parking in front of the house.

If approaching from the B3193 Teign Valley Road follow the signs for Doddiscombsleigh and as you climb into the village the property will be on the right hand side before the school.

What3Words location: plug.corner.global





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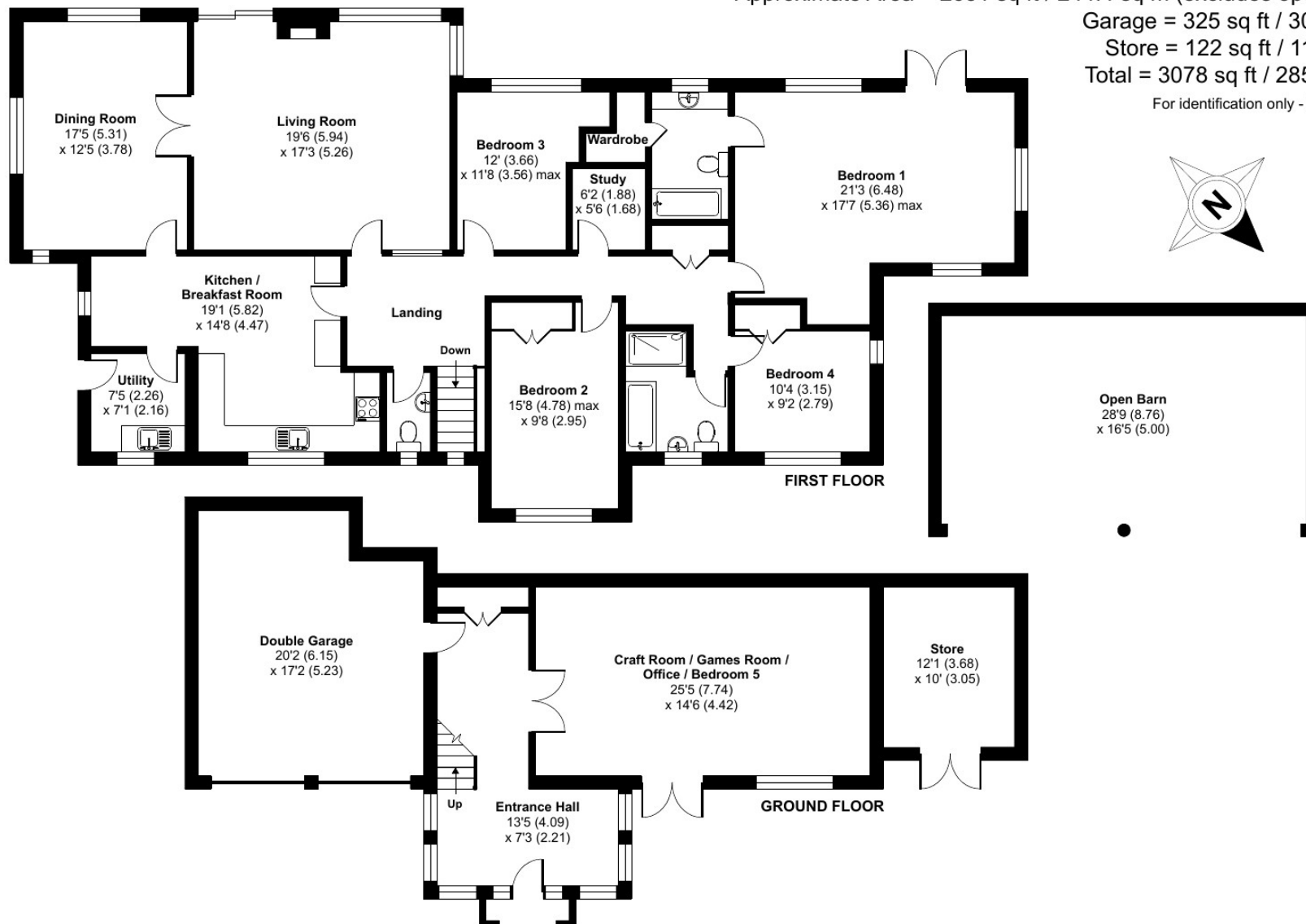
Approximate Area = 2631 sq ft / 244.4 sq m (excludes open barn)

Garage = 325 sq ft / 30.2 sq m

Store = 122 sq ft / 11.3 sq m

Total = 3078 sq ft / 285.9 sq m

For identification only - Not to scale



Consumer Protection from Unfair Trading Regulations 2008

1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.

2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.

3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.

4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

5) Any area measurements or distances referred to herein are approximate only.

6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or

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