



1 Orchard Close, East Leigh, EX17 6BQ

Guide Price £350,000

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1 Orchard Close

East Leigh, Crediton

- Spacious 3 bedroom home
- Stunning rural views
- Freshly renovated
- New kitchen and bathroom
- Kitchen / diner and utility
- Boot room and WC
- Large gardens and parking
- No chain

There are fantastic countryside views from this amazing semi-rural property in the heart of Mid-Devon. Located in the small hamlet of East Leigh, part of the wider parish of Coldridge, it's an end of terrace 3 bedroom property with plenty of space inside and out. In addition to the usual rooms are a really useful boot room, a utility room and WC plus a real larder! The property has undergone a full renovation with new electrics and plumbing, new kitchen and bathrooms in 2023 with 2 wood-burning stoves to the kitchen diner and living room - the house is ready to go! In 2024 a new air-source heat pump and 10 solar panels were added to give the house excellent eco credentials.

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Internally the layout is really generous with good sized rooms. The layout provides a living room (with aforementioned wood-burner) which is dual aspect and has some wonderful rural views. There's a sociable kitchen diner with integrated appliances and breakfast bar with the second of the wood-burning stoves and a great walk in larder. There's also a utility room with full size integrated upright freezer and an separate WC. To complete the ground floor is a rear porch/boot room which is very useful for country living and a door to the rear garden. On the first floor are 3 bedrooms, all of a good size and served by the family bathroom with a sperate bath and shower.

Outside is offroad parking to the front with a gate to the front garden which is easy to maintain. To the side is a good sized garden approx. 10m x 12m which is very much a blank canvass. The rear garden is approx. 18m x 10m and has pathways and gravel beds, ideal for pots plus two insulated office/stores with power and light which is a flexible space for working, hobbies or storage. The views from the rear garden and second to none and a real selling point of this spacious home.

Agents note: As is common with this type of property, there is a right of way to the neighbours property over the pathway to the front and rear.



Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2024/25 -
£1749.38

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Enabled

Drainage: Mains drainage

Heating: Air-source, Solar PV & Woodburners

Listed: No

Conservation Area: No

Tenure: Freehold

COLDRIDGE is a secluded, undisturbed village not far to the north of Dartmoor National Park. Until the early 1900s it was known as 'Coleridge' – it is thought to mean the "ridge where charcoal is made", a sound conclusion, and once where there were wooded hills, now lie green pastures. It rests along the epic 'Two Moors Way', a trail that runs from Devon's South to North Coast – more than an idle wander. For access to a comprehensive choice of facilities the town of Crediton is 9 miles away, a short trip. The nearest train station is Morchard Road, 4 miles away – this sits along the Tarka Line that twists through some of the most scenic parts of Devon, through open country and hidden gorges from the City of Exeter all the way to Barnstaple.

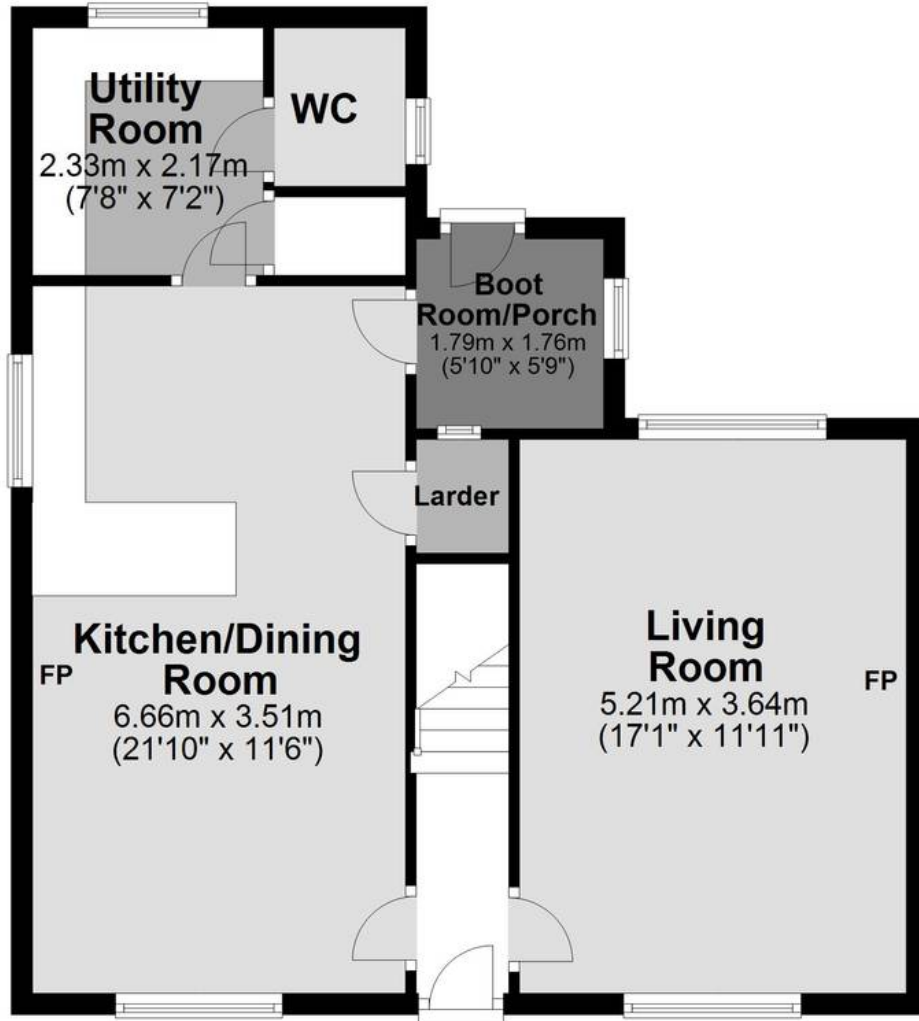
DIRECTIONS : From Crediton take the A377 in a westerly direction, go through Copplestone and at Morchard Road take a left turn onto the B3220, take the 3rd turning on the left signposted to East Leigh, upon entering the village, 1 The Orchard will be found on the right.

What3words ///squares.snooty.yesterday



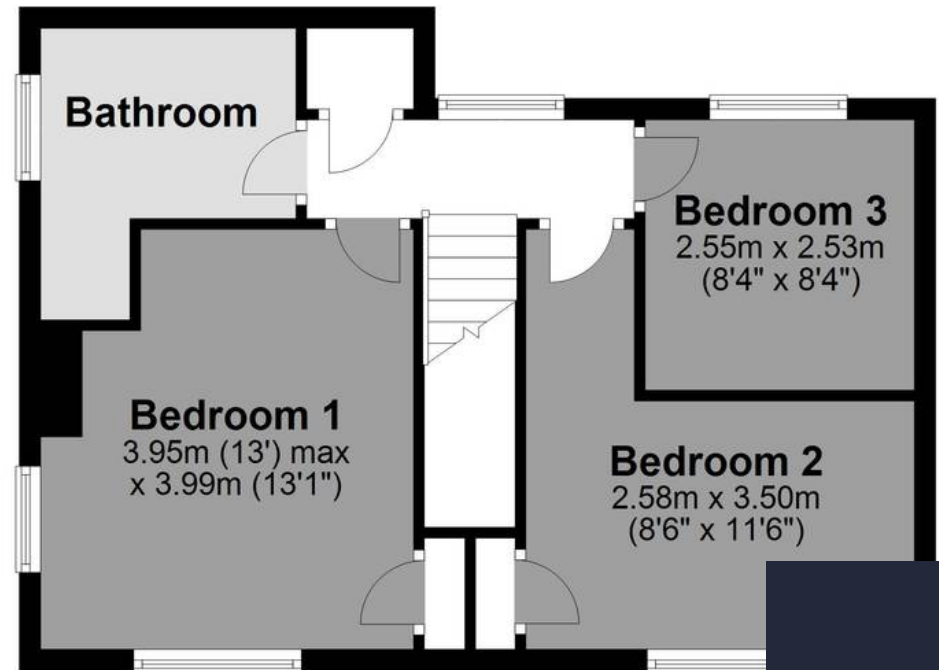
Ground Floor

Approx. 60.0 sq. metres (645.3 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



Total area: approx. 103.9 sq. metres (1118.9 sq. feet)

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