



No.2, Burnt Meadows





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Doddiscombsleigh, Exeter, EX6 7PD

Exeter - 8 miles

A well presented detached family home with landscaped gardens and countryside views in a sought-after village.

- No onward chain
- Sought-after village location
- Open plan lounge/dining room
- Landscaped gardens
- Council Tax band - E
- 3 bedroom detached split level bungalow
- Rural views
- Garage with potential for conversion (STP)
- Freehold
- EPC - E

Guide Price £450,000

## SITUATION

Doddiscombsleigh is a sought-after Teign Valley village providing an active community with church, primary school and public house (The Nobody Inn). The village lies on the eastern side of the valley, just outside the boundary of the Dartmoor National Park. The village of Dunsford is nearby and has an excellent pub and post office. The university and cathedral city of Exeter provides a wide range of amenities befitting a centre of its importance including excellent shopping, dining, theatre and sporting facilities. There are mainline railway stations to Paddington and London Waterloo and Exeter International Airport lies four miles to the east of the city.





## DESCRIPTION

A spacious and well presented three bedroom detached home offering accommodation over two floors, with landscaped gardens and stunning views over open countryside and beyond. The accommodation comprises a porch leading to a large open plan lounge/dining area with contemporary flame effect gas fire, kitchen/breakfast room, family bathroom, three bedrooms and additional separate WC. A spiral staircase from the lounge leads to a ground floor study/garden room with fully glazed doors to the garden and a separate door to the integral garage.

## ACCOMMODATION

Steps from the entrance driveway lead past the ornate garden rockery to an enclosed porch and into the spacious, triple aspect open plan lounge/dining area. From there, a well lit central hallway leads to a modern kitchen with wall and floor mounted units with integrated appliances and a fully glazed door to a tiled breakfast area with a step down to a private gravelled courtyard. Also off the central hallway are three bedrooms and a modern family bathroom and an additional separate WC.

A spiral staircase from the lounge leads down to a ground floor study/garden room with doors onto the garden and a door to the integral garage. The garage offers the opportunity for further conversion subject to gaining the necessary consents.

## GARDENS

To the front of the property is a drive providing ample parking leading to an integral garage with 'up & over' door. The majority of the wrap-around landscaped gardens lie to the west of the property with an enclosed lawn, mature flower beds, and a feature pond with gravel seating area. To the rear of the property, steps lead up to a raised tiled patio area and then onto a gravel terrace. The gardens have been thoughtfully designed and enjoy wonderful views over the surrounding countryside.

## SERVICES

Mains water, electricity and drainage. Oil-fired central heating. LPG flame effect fire.

## DIRECTIONS

From Exeter proceed on the A38 towards Plymouth. At the top of Haldon Hill turn left signed Dunchideock and Exeter Racecourse. Turn immediately right and pass under the A38 following the signs for Dunchideock. After passing Haldon Belvedere turn left signed Ashton and Doddiscombsleigh. After ½ a mile turn right signed Doddiscombsleigh. Proceed into the village passing the inn on the left, bear right past the school on the right, continue down the lane past the entrance to Burnt Meadows and number 2 can be found opposite the telephone box on the right.





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.



Approximate Area = 985 sq ft / 91.5 sq m (excludes garage)  
For identification only - Not to scale

**Garage**  
5.04 x 3.64m  
16'6" x 11'11"

**Study**  
3.62 x 2.29m  
11'11" x 7'6"

**Kitchen**  
3.21 x 2.70m  
10'6" x 8'10"

**Sitting / Dining Room**  
7.28 x 5.55m  
23'11" x 18'2"

**Bedroom 2**  
3.08 x 2.71m  
10'1" x 8'11"

**Bedroom 3**  
3.43 x 2.40m  
11'3" x 7'10"

**Bedroom 1**  
3.43 x 3.33m  
11'3" x 10'11"

**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1138086



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West,  
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202