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Coombe Lee



Tiverton 12 miles, M5 (J27)/Tiverton  
Parkway Station 6 miles, Exeter 16 miles

A charming three bedroom  
bungalow in an elevated position  
with raised decking, perfect for  
enjoying the uninterrupted views.

- Extensive far reaching views
- Three Bedrooms & Two Bathrooms
- Kitchen-Dining room
- Conservatory
- Garage with electric door
- Uffculme School Catchment
- Rural village within 20mins of M5
- No onward chain
- Council Tax Band E
- Freehold

Guide Price £495,000

#### SITUATION

The quiet village of Blackborough, is located within the Blackdown Hills, an Area of Outstanding Natural Beauty. Brimming with charming acres of woodland and common land, the area has ample footpaths and bridleways for endless exploring.

Located between Uffculme and Kentisbeare, the property is superbly located, with amenities within easy reach. Uffculme, approximately 5 miles, offers a range of amenities, not limited to; village shop, church, pubs, and Uffculme School, as does Kentisbeare.

Cullompton, 7 miles and the market town of Honiton, 8 Miles, both offering a wider range of amenities to suit all needs. Exeter, 17 miles to the south west, again offering further amenities for both recreational and business needs. Exeter Airport is also within easy reach, along with Exeter St David's and Tiverton Parkway (M5, Junction 27), all providing superb transport links.

#### DESCRIPTION

Sit in an elevated position, Coombe Lee enjoys extensive, uninterrupted views to the south, across the Blackdown Hills and beyond. Benefiting from three bedrooms, two bathrooms, raised decking to the front, rear sloping garden and garage, this family home is one where you can sit back and relax away from daily life, and enjoy to countryside.

#### ACCOMMODATION

The entrance hall offers access to all principal rooms. The spacious sitting room is located to the front of the property with panoramic windows giving ample light throughout the day whilst offering outstanding views of the countryside to the south. Featuring a ceiling fan and a 'Minster' style fireplace with wood burner. Dual access via double doors to both the entrance hall and the kitchen-dining room allows the home to flow with ease.

The kitchen-dining room benefits from a range of wall and base units, and central island with laminate worktop. Space is available for further appliances, along with plumbing for dishwasher and washing machine. It also features a delightful oil-fired Heritage cooker used for cooking, central heating and hot water. There is ample space for a good-sized dining table perfect for entertaining. Terracotta tiles in a herringbone pattern throughout the kitchen lead through to the conservatory, where French doors lead out to the rear garden.

The spacious master bedroom is located to the front of the property, again making the most of the outstanding views to the south and benefits from space for free standing wardrobes and a private en-suite, tiled throughout, with corner shower, heated towel rail wash basin and WC. The master and en-suite are fitted with charming hinged wooden window shutters offering the ability to enjoy the views in full or, semi or complete privacy. Bedroom two, a good-sized double, offers a rear aspect across the garden and benefits from built in wardrobes. Similarly, Bedroom three, is also a good size double with a rear aspect over the garden. The modern family bathroom comprises of a 'P'-shaped bath, Wash basin with pedestal, heated towel rail and WC.

#### OUTSIDE

To the front of the property, is a gravelled parking area for several vehicles bordered to the front with a stone raised bed

with low-level hedging. Below the house is a large garage with electric door, workshop space, electricity and water. Steps lead up to the raised decking at the front of the property, giving access to the main entrance. The decking offers a beautiful seating area for alfresco dining and from which to enjoy the extensive views.

Access to the rear can be gained from either side of the property or via the conservatory. A sloping pathway to the western-side of the property leads up to a small storage shed and a quiet paved seating area with access to the conservatory. A paved and gravel pathway lead around the conservatory to the opposite side with steps leading up on to the sloping garden with mature plants and shrubs. At the top of the garden is a summerhouse tucked in the corner, with a further area for seating with fantastic views. To the eastern side, a paved pathway leads down, via steps, back to the front of the property

#### SERVICES

Electricity - Mains connected  
Water- Mains connected  
Drainage - Shared private drainage via septic tank and reed-bed system  
Heating - Oil fired central heating via Heritage cooker.  
Ofcom predicted broadband services - Standard: Download 18 Mbps, Upload 1Mbps. Superfast: Download 62Mbps, Upload 12Mbps  
Ofcom predicted mobile coverage for voice and data: Internal: EE (Limited) and O2 (Limited). External - EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council. Blackdown Hills - Area of Outstanding Natural Beauty.

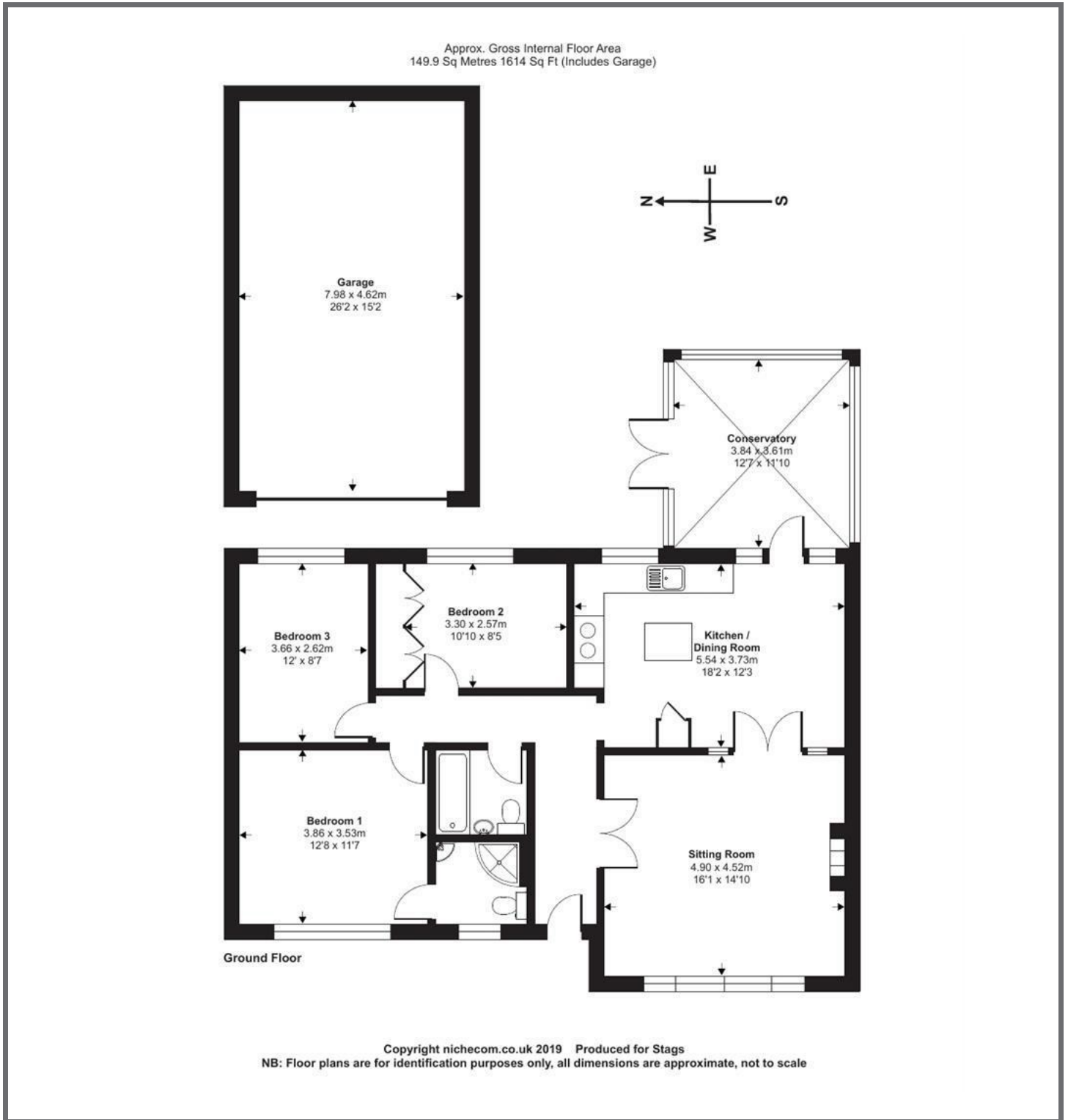
#### VIEWING

Strictly by appointment with the agents please.

#### DIRECTIONS

From Junction 28 of the M5 motorway continue east along Honiton Road, A373. Continue for about 2 miles and turn left at Post Cross, signposted Kentisbeare and Blackborough. After approximately 1 mile and shortly before descending into the village fork right, signposted Blackborough and then right again. Continue into the village of Blackborough and at the T junction, just past Blackborough village hall turn left where the property will be found after a short distance 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.



Energy Efficiency Rating		Current	Potential
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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