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9 New Buildings, Doddiscombsleigh, Devon, EX6 7PP



SOUTHGATE
— ESTATES —

£375,000

Guide Price





9 New Buildings

A semi-detached family home located in the popular village of Doddiscombsleigh. The property boasts beautifully landscaped gardens to the rear with an attractive planting scheme and areas for seating and relaxation. The internal accommodation is well-presented, and briefly consists of an entrance hallway, a living room with a wood-burner, an open-plan kitchen diner and a utility room on the ground floor. Upstairs is the bathroom, and the three bedrooms, all with built-in storage and far-reaching countryside views to the front.

The excellent location offers a range of amenities nearby, including the Nobody Inn, a parish church, plus a Pre-School and Primary School. Dartmoor National Park is located just a short distance from the village, offering stunning scenery, walks and local pubs.

Please note the Devon Restriction on the property, and ask for more information.



Ground Floor The front door opens to the entrance hallway which provides access to the living room and kitchen diner, and also includes stairs rising to the first floor with built-in storage below. The living room benefits from a feature wood-burning stove with a slate hearth, as well as a window to the front aspect and French doors opening out to the rear garden. The open-plan kitchen diner contains a range of matching wall and base units with solid wood worktops, a tiled splashback and a ceramic sink and drainer unit with a mixer tap over. Space is available for a range cooker with an extractor hood over. There are also windows to the front and rear aspects allowing a good degree of natural light, along with an archway to the utility room. The utility room is a useful space, offering a number of wall units with solid wood worktops below, along with space for a dishwasher, a washing machine and a tall fridge freezer to the side. A door opens out to the garden.



First Floor Stairs rise to the first floor landing which provides access to the three bedrooms and the bathroom, plus a loft hatch and a window to the rear aspect. The master bedroom is complemented by a large window to the front aspect which enjoys far-reaching countryside views. There is also a built-in cupboard over the stairwell. The second bedroom also boasts windows to the front aspect with excellent views, as well as a built-in cupboard over the stairwell. The third bedroom is currently used as an office, and has the advantage of a window to the rear aspect which overlooks the garden. There is also a built-in storage space. Lastly, the bathroom comprises a bath with a shower over, a pedestal wash basin and a close-coupled WC. There are also two obscured windows to the rear aspect.

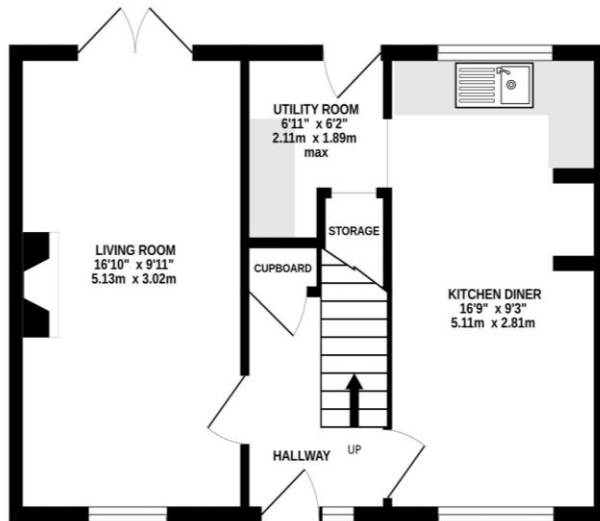
Gardens The well-tended gardens are a real feature of the property, with various sections for seating, outdoor dining and planting. The main area of the garden is laid to lawn with a patio to the side, encompassed by raised flowerbed borders, providing the perfect spot for relaxation. A stepped path leads to the middle section of garden which enjoys a large flowerbed featuring an abundance of well-selected plants, grasses and smaller trees. The top area boasts an elevated position to admire the surroundings, with a sizeable terrace benefitting from a pergola and space for a table, allowing an area for al-fresco dining. The remainder of the garden accommodates a range of fruit trees/bushes and vegetables, along with various garden sheds and a greenhouse. A gate allows access to the front of the property where there is a lawned garden.

Property Information Tenure: Freehold (please note, the property is covered by the Devon Restriction, meaning any purchaser must have a connection to the local area, either by having lived or worked in Devon for the previous three years). Council tax band: C.

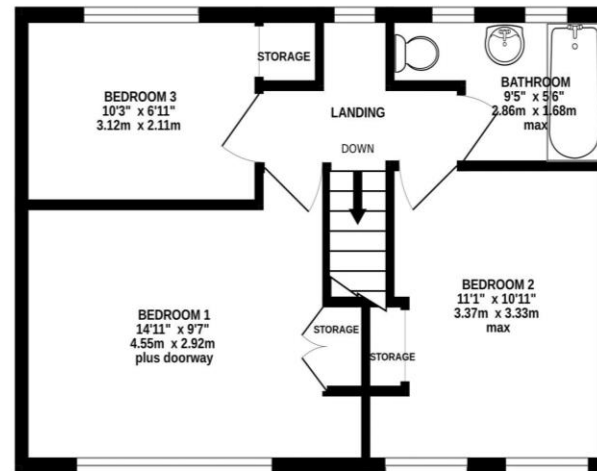
- *Semi-Detached House*
- *Three Bedrooms*
- *Attractive Gardens*
- *Well-Presented*
- *Pleasant Outlook*
- *Village Location*



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



SOUTHGATE

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