



1 Orchard Close, East Leigh, EX17 6BQ

Guide Price £350,000

HELMORES
SINCE 1699

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 recently undergone a full renovation with new electrics and plumbing, new kitchen and bathrooms plus a brand new electric heating system and 2 wood-burning stoves to the kitchen diner and living room and with no chain, the house is ready to go!





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 off road 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 an insulated office/store with power and light (approx 3.5m x 3.2m) 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.

Council Tax: B (Mid Devon 2023/24 £1749.38)

Utilities: Mains water, electric, telephone & broadband (up to 63mb uSwitch)

Drainage: Mains drainage

Heating: Modern programmable electric heating

Listed: No

Tenure: Freehold

DIRECTIONS: Use post code EX17 6BQ

What3words ///squares.snooty.yesterday

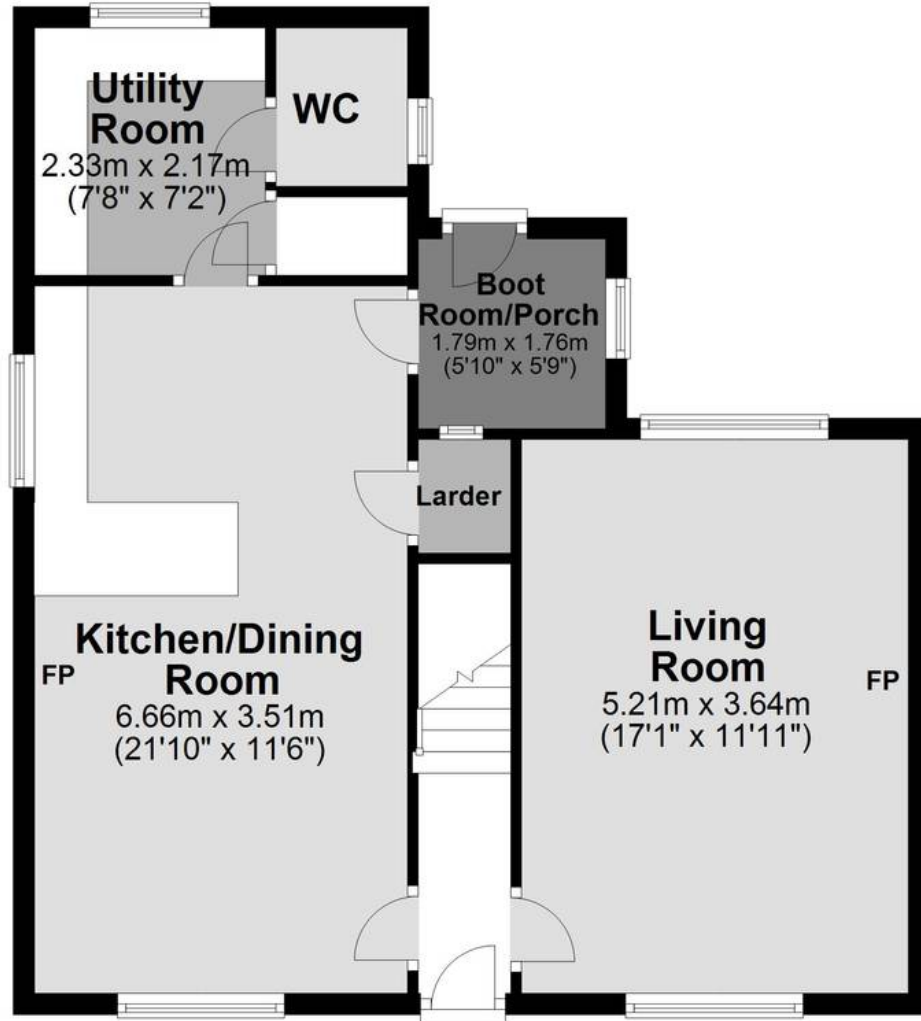
EAST LEIGH is a hamlet in the parish of Coldridge.....

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.



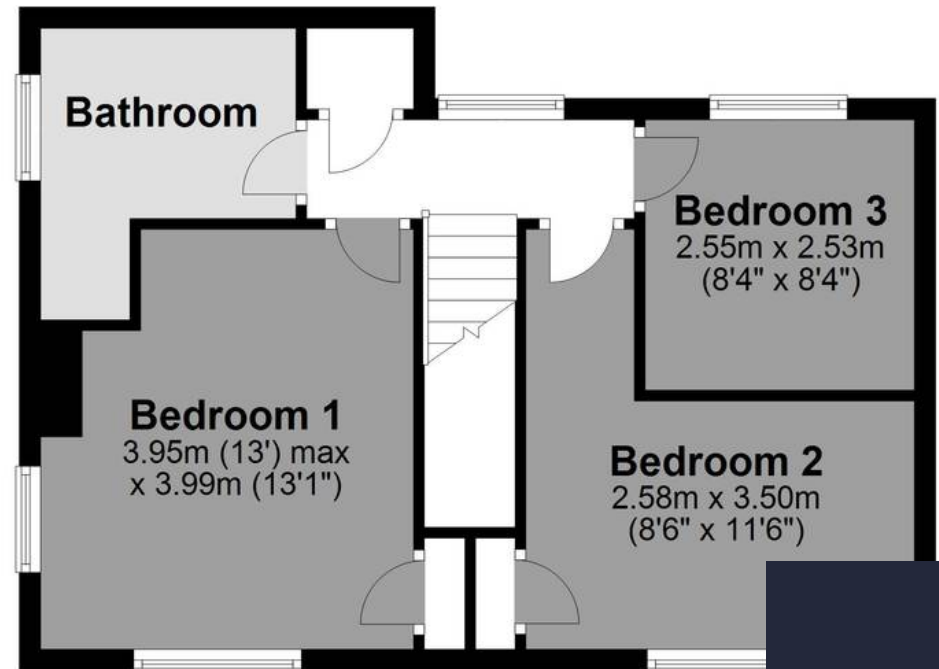
Ground Floor

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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Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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