



## 1 Orchard Close, East Leigh, Crediton, EX17 6BQ

Guide Price £325,000

Situated in the tranquil hamlet of East Leigh, this beautifully presented three-bedroom end-of-terrace home enjoys outstanding countryside views and offers a perfect balance of rural charm and modern convenience.

**Winkworth**

[Winkworth.co.uk](http://Winkworth.co.uk)

Crediton: 01363 773757  
[crediton@winkworth.co.uk](mailto:crediton@winkworth.co.uk)

Exeter: 01392 271177  
[exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

Tiverton: 01884 675 675  
[tiverton@winkworth.co.uk](mailto:tiverton@winkworth.co.uk)





Set within the rolling Mid Devon landscape, Orchard Close has recently undergone a comprehensive renovation, making it a stylish, energy-efficient, and practical family home.

The property offers a generous and well-considered layout with light-filled rooms and high-quality finishes throughout. The ground floor features a welcoming living room with a dual aspect and a wood-burning stove. This is complemented by a large, open-plan kitchen and dining area, complete with a nearly new fitted kitchen, integrated appliances, a breakfast bar, a second wood-burning stove and walk-in larder—ideal for additional storage. To the rear of the home, a boot room with garden access, a utility room with an integrated full-height freezer, and a separate WC complete the ground floor.

Upstairs, there are three well-proportioned bedrooms, each enjoying lovely rural outlooks. The family bathroom has been recently updated and features both a separate bath and a walk-in shower.

Outside, the property boasts ample off-road parking at the front and generous gardens to three sides. The front garden is enclosed and low maintenance, while the side garden offers a blank canvas ready for landscaping or planting. The rear garden has been thoughtfully laid out with gravel paths and planted beds, offering both practicality and charm. This space is further enhanced by two insulated office/stores with power and lighting, offering huge potential for home working, hobbies, or additional storage.

The views from the rear garden are simply spectacular, with open countryside stretching away in all directions. Recent eco upgrades in 2024 include a newly installed air-source heat pump and 10 solar panels, significantly enhancing the home's energy efficiency and reducing running costs.

The charming parish of Coldridge is rich in history and natural beauty, with easy access to the popular town of Crediton just 9 miles away. For rail travel, the nearby Morchard Road station provides a picturesque route along the Tarka Line between Exeter and Barnstaple.

This property represents a unique opportunity to acquire a stylish and spacious home in a truly idyllic setting, ready to move into and enjoy.

NOTE: As is common with this type of property, there is a right of way to the neighbour's property over the pathway to the front and rear.

#### PLEASE NOTE:

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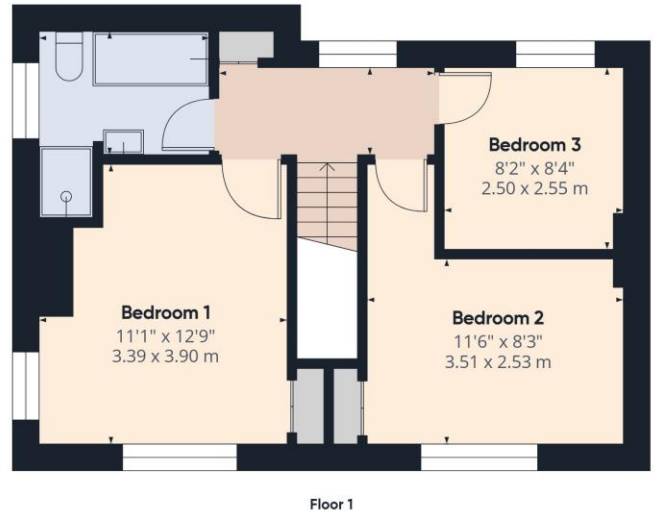
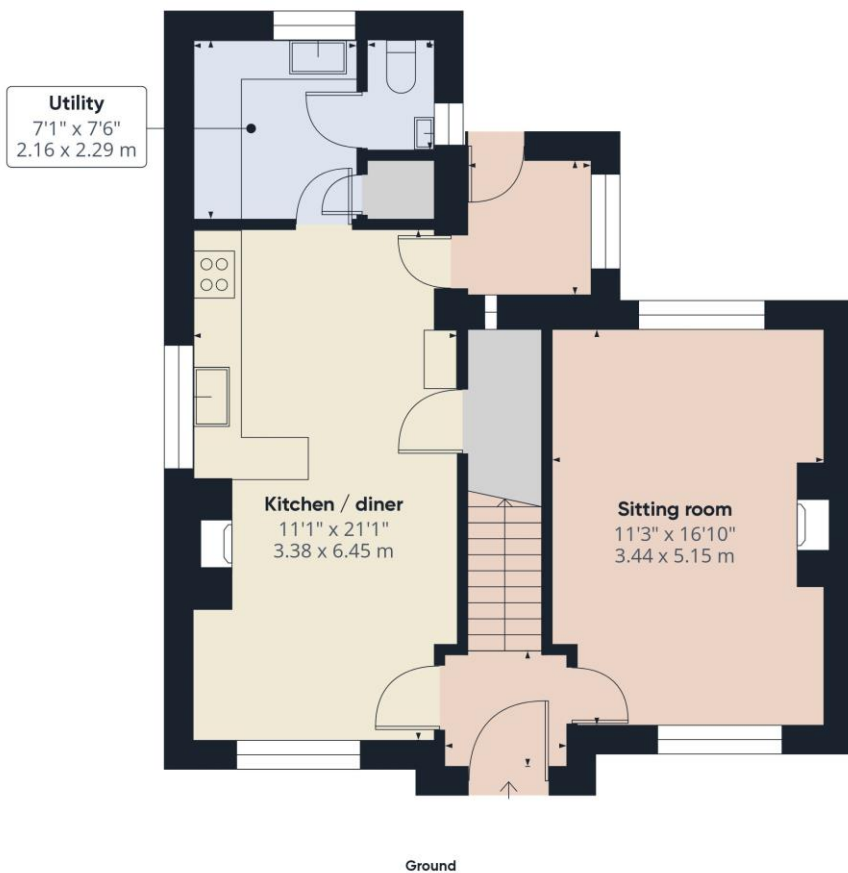
**AT A GLANCE:**

- End Terrace Family Home
- Three Bedrooms
- Air-Source Heat Pump & Solar Panels
- Beautifully Presented Throughout
- Recently Modernised Spacious Accommodation
- Generous Gardens & Parking
- Superb Far Reaching Views

**PROPERTY INFORMATION:**

- COUNCIL TAX: Band B
- LOCAL AUTHORITY: Mid Devon
- SERVICES: Mains Electric & Water
- DRAINAGE: Mains Drainage
- BROADBAND: Part Fibre Broadband Available FTTC (Fibre to the Cabinet)
- MOBILE SIGNAL: Limited Coverage
- HEATING: Air-Source Heat Pump & Woodburner
- LISTED: No
- TENURE: Freehold
- CONSERVATION AREA: No
- FLOOD RISK: Very Low





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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