



Connells

High Street
Ide Exeter

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Ide Exeter EX2 9RN



Property Description

A CHARACTER COTTAGE in a conservation area within the beautiful village of IDE, with local pubs, shops, amenities and easy access in and out of Exeter. The home is immaculately presented and a credit to the current seller. Outside there is a low maintenance garden ideal for enjoying summer dining. Ideal for a first time buyer or an investor. NO CHAIN! The accommodation comprises:- Lounge, kitchen, inner hallway, bathroom/WC, first floor landing and 2 bedrooms.

Living Room

12' 7" x 10' 6" (3.84m x 3.20m)

Double glazed front aspect window and door, laminate floor, built-in cupboards with shelving, fireplace, wall mounted radiator.

Kitchen

8' 2" x 8' 9" (2.49m x 2.67m)

Double glazed rear aspect window, wall and base units, work surfaces, electric oven, gas hob with extractor over, tiled floor, stainless steel sink unit, plumbing for washing machine, tiling, under stairs storage, wall mounted radiator.

Inner Hallway

Double glazed obscured side aspect window, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, bath with mains shower, low level toilet, wash hand basin, tiled floor, heated towel rail.

Landing

Pull down ladder for access to loft with boiler.

Bedroom 1

10' 3" x 12' 9" (3.12m x 3.89m)

Double glazed front aspect window, built-in cupboards with shelving, wall mounted radiator.

Bedroom 2

9' 5" max x 8' 3" max (2.87m max x 2.51m max)

Double glazed rear aspect window, built-in wardrobe, wall mounted radiator.

Rear Garden

Patio, gravelled area, outside tap, all enclosed by fencing.

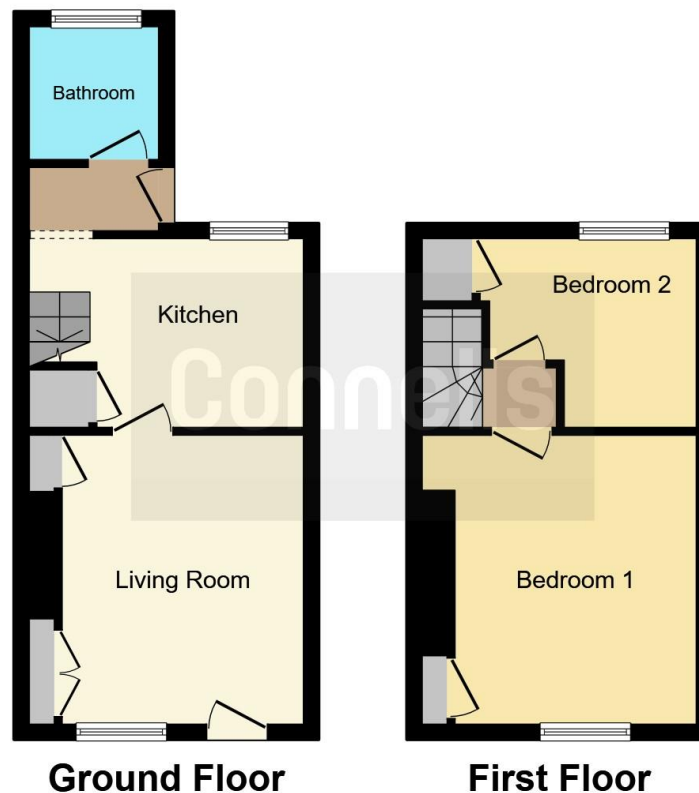
Agents Note

The rear of the property is of cob construction.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317095



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: EXR317095 - 0003