



42, High Street



# 42, High Street

Ide, Exeter, Devon EX2 9RW

Access via A30 to the M5 motorway and A38 3 miles; John Lewis (Central Exeter) 3.5 miles; Exeter St David's 3 miles.

**A deceptively spacious family home with private garden and parking in popular village**

- Favoured village with primary school
- Easy commute of central Exeter
- Fantastic network of local footpaths
- Flexible accommodation throughout
- Spacious kitchen / breakfast room
- 3 reception rooms
- 3 bedrooms
- Private garden and parking
- Freehold
- Council tax band B

Guide Price £510,000

## SITUATION

Ide is a picturesque village just two miles south west of Exeter, with easy access to the city, the A30 and the M5 motorway. The beautiful setting of Ide offers a wide range of properties from striking, architect-designed homes through to charming period thatched cottages, surrounded by active farmland. The strong and favoured community is a draw for all ages, providing community shop and post office, village hall, two pubs, primary school and churches.

The cathedral and university city of Exeter affords excellent sporting and leisure facilities as well as a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter has two mainline railway stations on the Paddington and Waterloo lines. To the east of the city is junction 29 of the M5 motorway which links to the A30 and A38 trunk roads.



## DESCRIPTION

No. 42 High Street is a deceptively spacious mid terrace Grade II Listed cottage property. There is good family accommodation with three bedrooms and spacious family bathroom to the first floor and three reception rooms, spacious kitchen / breakfast room and utility to the ground floor offering flexible family accommodation. To the rear of the property is a garden with views and ample off-road parking.

## ACCOMMODATION

The front door opens through to the entrance porch with door to the sitting room with three steps door to the dining room. The dining room has attractive half height panelling, window to side and Velux windows. From here there is a central hall with stairs to the first floor and a door opening to the sitting room. The drawing room includes a window to front with window seat and wood burner with stone surround. The kitchen is well equipped with a modern range of fitted units providing excellent cupboard space and integrated appliances, along with steps leading to the breakfast room. The breakfast room is a light room with double doors to the garden and roof lights. Completing the ground floor is the utility with plumbing for laundry appliances and door to the garden, along with door to cloakroom.

The first-floor landing leads to the bedrooms and bathroom. The principal bedroom overlooks the rear, whilst the second has a walk-in wardrobe and the third bedroom is currently used as a study. The family bathroom is beautifully appointed with a white suite comprising two wash hand basins, bath and separate shower.

## OUTSIDE

The gardens are a beautiful feature. Extending the width of the property is a large patio with planted borders. Steps lead to the upper garden, which is gravelled. There is plenty of space for outside entertaining on both levels. A path leads to the parking area providing parking for three cars, along with useful storage shed.

## SERVICES

All mains services are connected.

## AGENTS NOTE

It should also be noted the property is subject to a flying freehold whereby part of the neighbouring cottages first floor accommodation is over the sitting room.

## DIRECTIONS

From Exeter head southwards on the A377 / Alphington Road and at the A30 roundabout take the 2nd exit signposted to Ide. Continue on the A377 turning left into the village of Ide. Proceed into the village, following the road and passing The Huntsman Inn and No 42 is just after the school 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
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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