



Strete Raleigh Walls







# Strete Raleigh Walls

Whimble, Exeter, EX5 2PP

Whimble Primary School 1.5 miles. Jack in the Green 2 miles. M5 (J29) 6 miles. Central Exeter 9 miles.

Extending to 0.43 acres, a detached family home with garages, workshop and beautiful private gardens in a rural yet easily accessible location

- Close to popular villages with amenities
- Spacious ground floor accommodation
- In total 0.43 acres
- Garage/workshop and separate garage
- Council Tax Band: F
- Easy access to A30
- 3 double bedrooms
- Ample off-road parking
- Freehold
- EPC: E

Offers In Excess Of £550,000

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## SITUATION

Strete Raleigh is within the parish of Whimble, whilst rural the location is easily accessible, just a few minutes drive from the dual carriageway. The nearby village of Whimble has an active community and excellent range of amenities, including primary school, general store and Post Office, two pubs, church and doctor's surgery, along with train station on the Waterloo line.

Ottery St Mary, to the east, offers a good range of amenities, including a selection of independent shops, whilst to the west, the city of Exeter has all the amenities associated with a major regional centre. Transport links are very accessible, the nearby Daisymount junction of the A30 dual carriageway links to the M5 at junction 29 with access to Exeter International Airport. There are also commuter train stations at Whimble and Cranbrook for access to Exeter and London on the Waterloo Line.

## DESCRIPTION

Set in 0.43 acres, Strete Raleigh Walls comprises a detached house, garage and a generous workshop with adjoining second garage, along with beautiful gardens, whilst as the name suggest, the wall gives a high level of privacy.

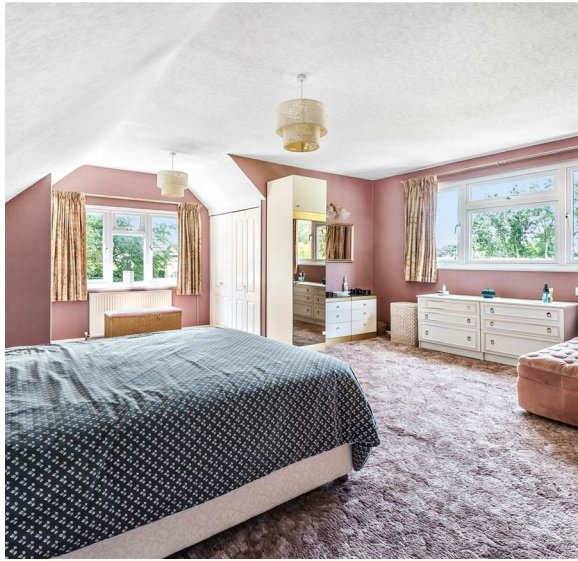
The house offers adaptable accommodation with the spacious entrance hall, including airing cupboard and staircase to first floor, leading to the principal ground floor rooms and rear porch opening to the garden. There are two spacious reception rooms; the dining room enjoys a southerly aspect, overlooking the rear garden, and includes a door opening to the kitchen, whilst the sitting room extends to 23' with feature fireplace and two large windows, again, overlooking the rear garden. The kitchen/breakfast room is fitted with a range of matching units and includes breakfast bar, space for range cooker and large store cupboard. Adjoining the kitchen is the utility room with further range of units, space for laundry appliances and beyond is the boot room with side entrance. Completing the ground floor is the third bedroom, currently used as a study, and bathroom comprising panelled bath in tiled surround with mixer tap and shower attachment, vanity unit wash basin with cupboard below and low level wc.

To the first floor is the landing with storage cupboard and access to two bedrooms and shower room. The shower room comprises shower cubicle, low level wc and pedestal wash hand basin. Extending to 23' the dual aspect principal includes built-in wardrobes and cupboard, whilst the second bedroom, again, includes built-in wardrobes, along with access to the eaves.

In addition to the house, accessed from the lane and front garden, is the workshop with adjoining garage and in total extends to 34'7 x 10'. There is light and power connected, along with an up and over door to one end.

The gardens are a particular feature of the property; approached through a feature brick arched wall the drive leads to the parking and turning area with single garage beyond. The front garden is laid mainly to lawn with a variety of trees and shrubs, along with well-stocked raised beds, pond and pathway leading to the greenhouse and workshop. The gardens continue around to the side with trees and lawn continuing to the rear. There is a patio adjoining the house with steps up to a large lawned garden integrated with trees and shrubs. There is also a summerhouse.





### SERVICES

Current Council Tax: F

Utilities: Mains electric, water

Drainage: Sceptic tank

Heating: Oil fired central heating

Tenure: Freehold

Standard and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

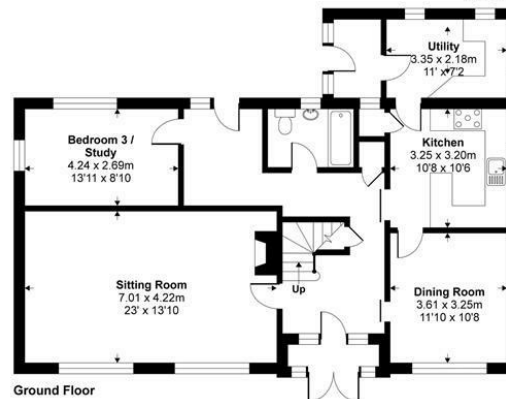
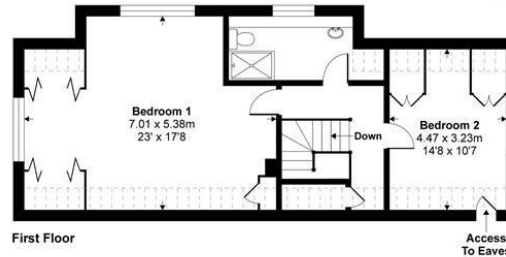
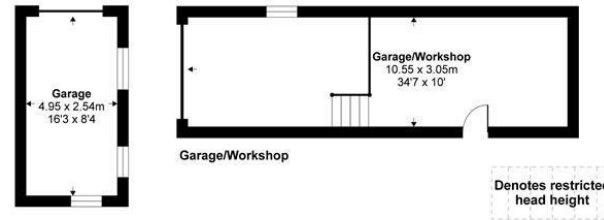
### DIRECTIONS

From the Daisymount exit on the A30 east of Exeter follow the signposts to Whimble and Rockbears. Proceed for a mile turning left signposted Strete Raleigh and follow the lane continuing around to the left. After half a mile, where the lane turns to the right, continue along the private drive immediately in front. Strete Raleigh Walls is the first drive on the right.





Approximate Area = 1742 sq ft / 161.8 sq m  
Limited Use Area(s) = 127 sq ft / 11.7 sq m  
Garage = 136 sq ft / 12.6 sq m  
Garage/Workshop = 346 sq ft / 32.1 sq m  
Total = 2351 sq ft / 218.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Stags. REF: 747219.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



