



Hebbross

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Perridge Close, Exeter, Devon, EX2 9PX

Approximately 2 miles to Exeter St. Davids Train Station and 1.6 miles to Exeter Cathedral.

A spacious detached property situated on the edge of Exeter with stunning views across Devon countryside.

- Detached chalet bungalow
- Outstanding views over open countryside
- Ample off road parking
- Large double garage
- Master bedroom with en-suite
- Freehold
- EPC: D
- Council Tax Band: E

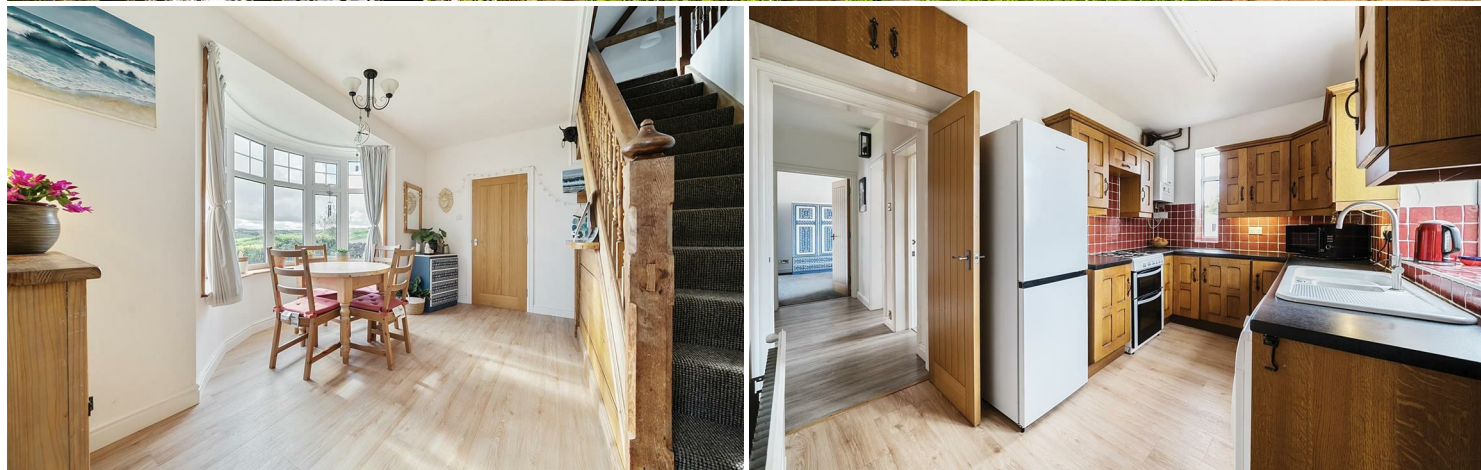
Guide Price £599,000

SITUATION

Tucked away in a peaceful cul-de-sac down a private drive, this property enjoys an elevated position with beautiful views on the western outskirts of Exeter, just two miles from the city center. It offers convenient access to major roadways, the city of Exeter, which is known for its iconic cathedral, picturesque quay and university, the stunning Devon countryside, and the coast. Exeter boasts a fantastic array of amenities, including well-regarded schools, sporting and leisure facilities, and excellent shopping and dining options. The M5 motorway is easily accessible, providing connections to the A30 and A38 trunk roads, while regular rail services to London and an international airport add to the convenience. Situated within the Alphinbrook Conservation area, the charming village of Ide is just a short walk away which offers two excellent pubs, a primary school, a church, and a variety of community amenities, including a local shop.

DESCRIPTION

Hebbross is a well-appointed 3-bedroom detached chalet bungalow situated on Perridge Close in Exeter. This property offers impressive views and features a spacious layout, complemented by a large double garage and extensive off-road parking. With excellent transport links nearby, it provides easy access to the city and surrounding areas, making it a practical choice for both families and professionals. This property presents a great opportunity for comfortable living in a desirable location.



ACCOMMODATION

Upon entering the property through the front door, you are welcomed into a spacious entrance hallway with access to several key rooms. To the left, the sitting room offers a bright and airy space, thanks to dual aspect windows, including a large bay window that frames stunning views of the surrounding countryside. Opposite, the dining room mirrors the sitting room's bay window, providing equally impressive views across Devon's picturesque landscape. Leading off the dining room is the well-equipped kitchen, featuring a range of matching floor and wall-mounted units. The kitchen also benefits from a side door offering convenient access to the garden. To the rear of the property, the ground floor comprises two double bedrooms, both with large windows overlooking the rear garden, providing ample natural light. A modern family bathroom is also located on this floor, complete with a walk-in shower.

A staircase from the dining room leads to the first-floor master bedroom. This spacious room offers generous eaves storage and is bathed in natural light from a large dormer window, which showcases far-reaching views to the front. The master bedroom also includes an en-suite shower room for added convenience.

OUTSIDE

At the front of the property, you'll find a well-maintained garden predominantly laid to lawn, complemented by a charming feature pond. A spacious driveway runs along the side of the house, offering ample off-road parking and providing access to a large double garage, complete with lighting and power. The generous rear garden is beautifully landscaped with a variety of mature shrubs and includes an additional pond and water feature, creating a tranquil outdoor space.

SERVICES

Current Council Tax: E

Utilities: Mains electric, water, drainage and broadband

Heating: Gas central heating

Tenure: freehold

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


AGENTS NOTES

The vendor has confirmed that the property is situated within the Alphin brook Conservation Area. Additionally, Perridge Close is a privately owned and maintained road, with upkeep shared among the properties along the street.



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			83
(81-91) B			
(69-80) C			62
(55-68) D			
(39-54) E			
(21-38) F			1
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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