



IDE LANE

EXETER, EX2 8UT



Robert Williams

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“Timeless charm and historic character, perfectly balanced with modern luxury on Exeter’s edge.”.



IDE LANE

EXETER, EX2 8UT

The Coach House is an elegant and characterful Grade II Listed cottage, thoughtfully restored to provide a harmonious blend of traditional features and contemporary living in a sought-after location.

The ground floor features an open-plan layout, comprising a well-appointed kitchen with integrated appliances including fridge/freezer, dishwasher and washing machine, dining area, and sitting area, creating a spacious and versatile living environment ideal for modern lifestyles. Double patio doors open directly onto the private rear garden, providing a delightful setting for outdoor dining and relaxation. The property benefits from underfloor heating throughout both floors, ensuring a comfortable ambient temperature year-round. A cloakroom is conveniently situated on the ground floor. On the first floor, there are two generous double bedrooms and a contemporary bathroom, all finished to a high standard.

Externally, The Coach House enjoys a private garden and off-road parking, an excellent feature for a property of this type and location.

Ide Lane is situated in the desirable Alphington area of Exeter, a well-established residential location lying on the edge of the city. The area offers a village-like feel while within easy reach of Exeter city centre, the A30, and the M5 motorway, making it ideal for commuters.

2		bedrooms	1		bathrooms
1		receptions	1		car spaces

Local Authority: Exeter City Council

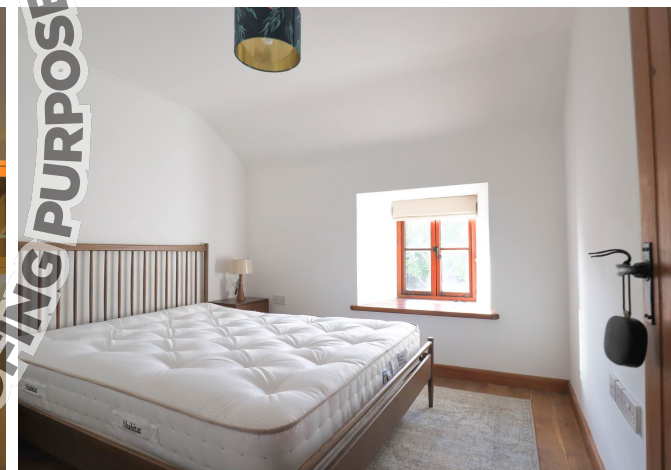
Council Tax Band: C

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: D





The Coach House, Ide Lane, Exeter, EX2 8UT

Approximate Gross Internal Area = 63.1 sq m / 679 sq ft



= Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1249359)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.