

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## High Street

Ide, Exeter, EX2 9RN

Guide Price £220,000



Council Tax: B



# 6 High Street

Ide, Exeter, EX2 9RN

Guide Price £220,000



## Lounge/ Dining room

10'10" x 12'8" (3.32m x 3.88m )

Window to the front aspect, radiator, opening to the kitchen, two alcoves either side of an electric fireplace.

## Kitchen

8'0" x 11'10" (2.45m x 3.62m )

Window to the rear garden, low level worksurfaces, low level cupboards, space for a cooker, built in extractor, space for a washing machine, space under the stairs for a fridge freezer, single sink and drainer, door to the rear hallway.

## Hallway

Door to the rear garden, door to the bathroom.

## Bathroom

5'8" x 5'8" (1.75m x 1.75m )

Slightly obscured window to the rear aspect, low level WC, hand basin, bath with shower over, radiator.

## Landing

Doors to both bedrooms.

## Master bedroom

13'5" x 12'2" (4.09m x 3.71m )

Large window to the front aspect, two alcoves either side of a chimney breast, radiator.

## Bedroom two

9'6" x 9'0" (widest point) (2.90m x 2.75m (widest point))

Window to the rear garden, built in cupboard housing the boiler, radiator.

## Outside

To the front of the property is a small decked garden which is surrounded by a low fence, there is a small gate that gives you access to a pathway that leads to the front door of the property.

To the rear of the property accessed via the back door is a good sized fully enclosed garden that is currently decked, there is a storage shed and several mature trees.

## Material Information - Exeter S

Tenure Type; Freehold

Leasehold Years remaining on lease;

Leasehold Annual Service Charge Amount £

Leasehold Ground Rent Amount, Uplift %, Rent

Review Period;

• Good investment with the potential to earn in the

Council Tax Banding; B  
region of £1,200 PCM

- Great first step on the property ladder
- Fully enclosed rear garden
- Two good sized bedrooms
- Close to the local school
- Modern kitchen
- Close to local amenities
- Modern bathroom

Nestled in the beautiful village of Ide, this property in need of some updating and modernisation, has not seen the sales market for over 40 years as it has been lovingly looked after and maintained by the same family, giving good access to the city centre whilst enjoying this idyllic location.

This beautiful cottage in need of a little updating boasts a prime location in a very sought after village close to all the local amenities, with a very renowned school, two lovely local pubs and a community shop all within walking distance.

Briefly the property comprises of a lounge/ dining room/ kitchen and downstairs bathroom, plus two good sized bedrooms, the property also has a enclosed rear garden that is a really good size.

Good investment with the potential to earn in the region of £1,200 PCM



## Road Map



## Hybrid Map



## Terrain Map



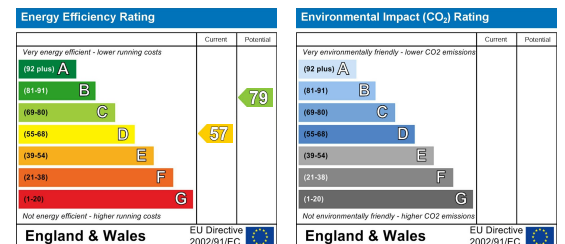
## Floor Plan



## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.