



Connells

Fore Street  
Ide Exeter



## Property Description

**GUIDE PRICE £280,000 - £290,000**

*Situated in a conservation area within the sought-after village of Ide on the outskirts of Exeter, Leat Cottage is an attractive home offering spacious and characterful accommodation in a tranquil setting.*

*The ground floor features a bright and airy living/dining room with windows to both the front and rear aspects, allowing plenty of natural light throughout the space. A charming gas, wood effect stove creates a cosy focal point, adding to the cottage feel of the home. The property also benefits from a separate kitchen and utility area, along with a downstairs WC.*

*Upstairs, there are two generously sized double bedrooms and a bathroom. The landing opens into a striking mezzanine style area overlooking the entrance hall, creating a unique sense of space and character. Positioned backing directly onto the stream, the property enjoys a peaceful and picturesque setting, ideal for those seeking village living within easy reach of the city.*

*This charming home offers a wonderful blend of character, space, and location in one of the area's most desirable villages.*

## Agents Notes

The seller advises that it is not possible to keep boats, caravans or mobile homes on site as the property has no outside curtilage space.

The seller advises that a capped well in the entrance hall was last assessed in 2006, re-sealed and re-screeded.

## Living Room

Double glazed front and rear window, gas, wood effect stove (not in use), two wall mounted radiators.

## Kitchen

Double glazed rear aspect window, hand made wooden kitchen with wall and base units, work surfaces, Belfast sink, serving hatch, pantry with sliding door.

## Utility Room

Washing/ laundry area with separate low level toilet, boiler, under stairs storage.

## Bedroom 1

Double glazed rear aspect window, fitted wardrobes. wall mounted radiator.

## Bedroom 2

Double glazed front aspect window, wall mounted radiator.

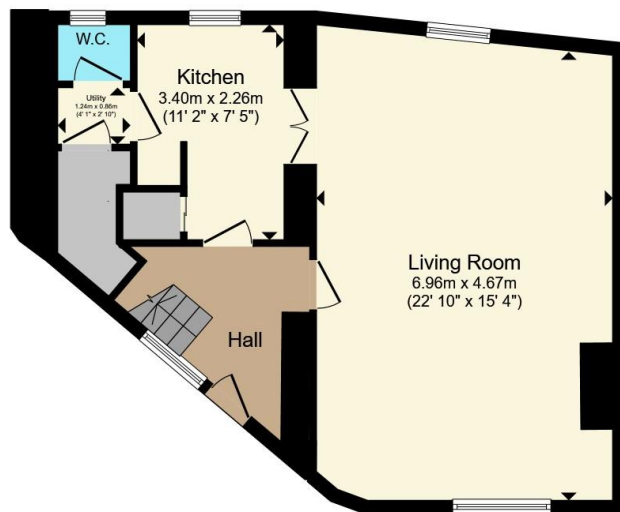
## Bathroom

Double glazed side aspect window, bath with electric shower over, low level toilet, wash hand basin, wall mounted radiator.

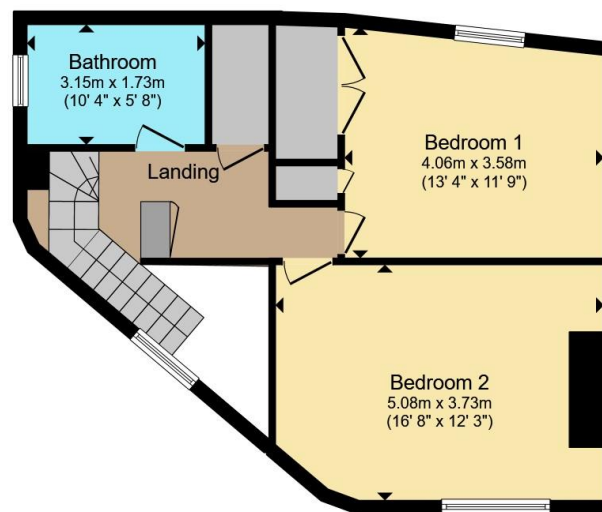








**Ground Floor**



**First Floor**

Total floor area 112.4 m<sup>2</sup> (1,210 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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8-9 South Street  
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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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