14 Strete Ralegh House, London Road

STAGS

14 Strete Ralegh

Strete Ralegh, Whimple, Exeter, EX5 2PT

Exeter City Centre (10.4 miles) Whimple train station (1.8 miles), M5 junction 29 (7 miles)

A charming 4 bedroom semi-detached family home built in the grounds of Strete Ralegh House on the edge of Whimple with parking and a garage.

- Charming 4 bedroom semi-detached home.
- Accommodation arranged over 3 floors
- Parking and single garage
- East access onto the A30
- EPC: D
- Good sized sitting room/dining room
- Direct access to beautiful communal gardens
- Located on the edge of Whimple
- Council tax band: E
- Leasehold - 957 years

Offers In Excess Of £450,000

SITUATION

Strete Ralegh House is a historic country residence located on the edge of the East Devon village of Whimple that is believed to date back from around 1780 and is now converted into private apartments. Located in the grounds are a number of houses converted from the former stable blocks and nearby is this property which was purpose built around 30 years ago.

The nearby village of Whimple 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 Whimple and Cranbrook for access to Exeter and London on the Waterloo Line.

DESCRIPTION

This charming four-bedroom semi-detached home offers well-proportioned accommodation arranged over three floors, combining traditional appeal with a practical layout suited to modern living. The interiors provide a welcoming atmosphere, with a versatile arrangement of living and bedroom spaces.

The ground floor opens into a spacious sitting/dining room, measuring approximately 23'4" x 12'4", providing an excellent space for both relaxation and entertaining. The kitchen is located to the front with a range of fitted units offering a practical workspace with room for everyday cooking and preparation and there is a ground floor toilet. Stairs rise to the upper floors, with the layout making good use of the available space.

The first floor comprises three bedrooms, including two well-proportioned double bedrooms and a further bedroom, together with a family bathroom. The accommodation continues to the second floor, where the principal bedroom provides a generous and versatile space, complemented by an adjoining shower room.

Overall, the property offers thoughtfully arranged accommodation, with four bedrooms and well-defined living spaces, providing flexibility for family life, visiting guests or those seeking additional space to work from home.

OUTSIDE

A private drive runs towards Strete Ralegh House, crosses in front and leads to a mews style development with a number of properties, some converted from stables and some more modern and purpose bult arranged around a parking area. To the rear the property has an enclosed courtyard garden with direct access into beautiful communal gardens comprising of mainly lawn with mature trees and an area of woodland. There is parking to the side and nearby a singale garage in a block.

SERVICES

Council Tax Band: E
Utilities: Mains water and electricity
Heating: Electric radiators
Drainage: Shared Clargester
Tenure: Lease hold - 999 years from 25 March 1984 with a maintenance cost of £1700 per year to include sewage maintenance and maintenance of the communal grounds
Standard and superfast broadband available. EE, 02 and Vodafone mobile networks available.

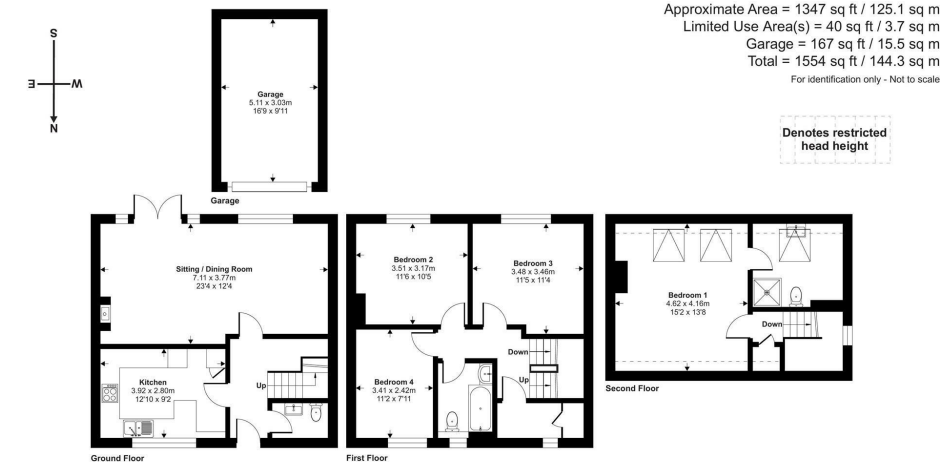
DIRECTIONS

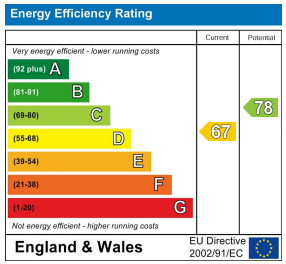
What three words: ///sobered.trouble.stealthier

AGENTS NOTE

The agent advises there are a number of covenants on the land registry title. Please contact the agent for more details

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.





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