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21 High Street, Ide, Exeter, Devon, EX2 9RW



SOUTHGATE
ESTATES

£350,000
offers over





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Set in the much-loved village of Ide, just over two miles from Exeter, this delightful period cottage offers a wonderful blend of character, comfort and village living. Surrounded by beautiful countryside, Ide has a real sense of community, with a primary school, two welcoming pubs, community shop and post office, two churches and a range of local bus services all close by. For those wanting the best of both worlds, the vibrant city of Exeter is just a short distance away, offering an excellent choice of shops, restaurants, leisure facilities and entertainment. Full of warmth and character, the cottage retains many charming period features, including exposed beams, inglenook fireplaces and traditional flagstone flooring. The accommodation provides a lovely balance of living and entertaining space, with a spacious living room, kitchen and dining room on the ground floor. Upstairs, there are three bedrooms, including two comfortable doubles, together with a family bathroom. Outside, the property enjoys a private rear garden, providing a pleasant space to relax and enjoy the outdoors, along with a useful outside store. With its wealth of period charm, appealing village setting and versatile accommodation, this is a home with plenty to offer and one that we feel deserves to be viewed to be fully appreciated.



Living Room 17' 0" x 14' 7" (5.19m x 4.44m) The front door opens into a spacious living room which offers an abundance of character features, including exposed beams, flagstone flooring and a wood-burning stove set within a brick chimney breast. There is also a double glazed window to the front aspect, stairs rising to the first floor, archways into the kitchen and dining room, a stable door to the garden, and two radiators.

Kitchen 9' 0" x 7' 5" (2.75m x 2.26m) Containing a range of matching wall and base units with fitted worktops, a tiled splashback and a Belfast sink with a mixer tap over. Integrated appliances include a double oven with a 5-ring gas hob and extractor hood over, a fridge freezer, and space is provided for a washing machine. In addition, there is a double glazed window to the side aspect, a skylight, flagstone flooring and spotlighting.

Dining Room 15' 10" x 11' 11" (4.83m x 3.63m) max to rear of fireplace A further well-proportioned reception room also complemented by exposed beams, an inglenook fireplace (not currently in use) and flagstone flooring. There is also ample space for a dining table and chairs, a radiator, a built-in cupboard under the stairs and a double glazed window to the front aspect.



Stairs & Landing Stairs rise to the first floor landing which provides doors to the three bedrooms and the bathroom, a hatch to the loft, exposed beams and a double glazed window to the rear aspect.

Bedroom 1 15' 2" x 9' 5" (4.62m x 2.88m) **plus cupboard** A well-proportioned double bedroom benefitting from a built-in cupboard, a cast-iron fireplace, exposed beams and a double glazed window to the front aspect.

Bedroom 2 11' 1" x 8' 11" (3.38m x 2.73m) A further double bedroom also enjoying a cast-iron fireplace, exposed beams, a radiator and a double glazed window to the front aspect.

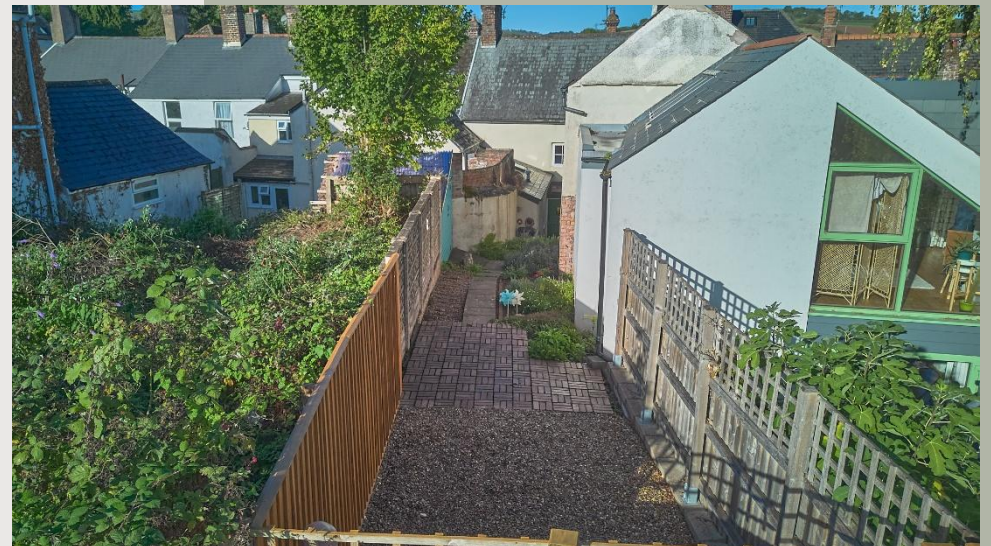
Bathroom 8' 11" x 5' 8" (2.73m x 1.73m) Comprising a close-coupled WC, a pedestal wash basin and a bath with a shower head over and a tiled surround. There is also an extractor fan, a radiator and spotlighting.

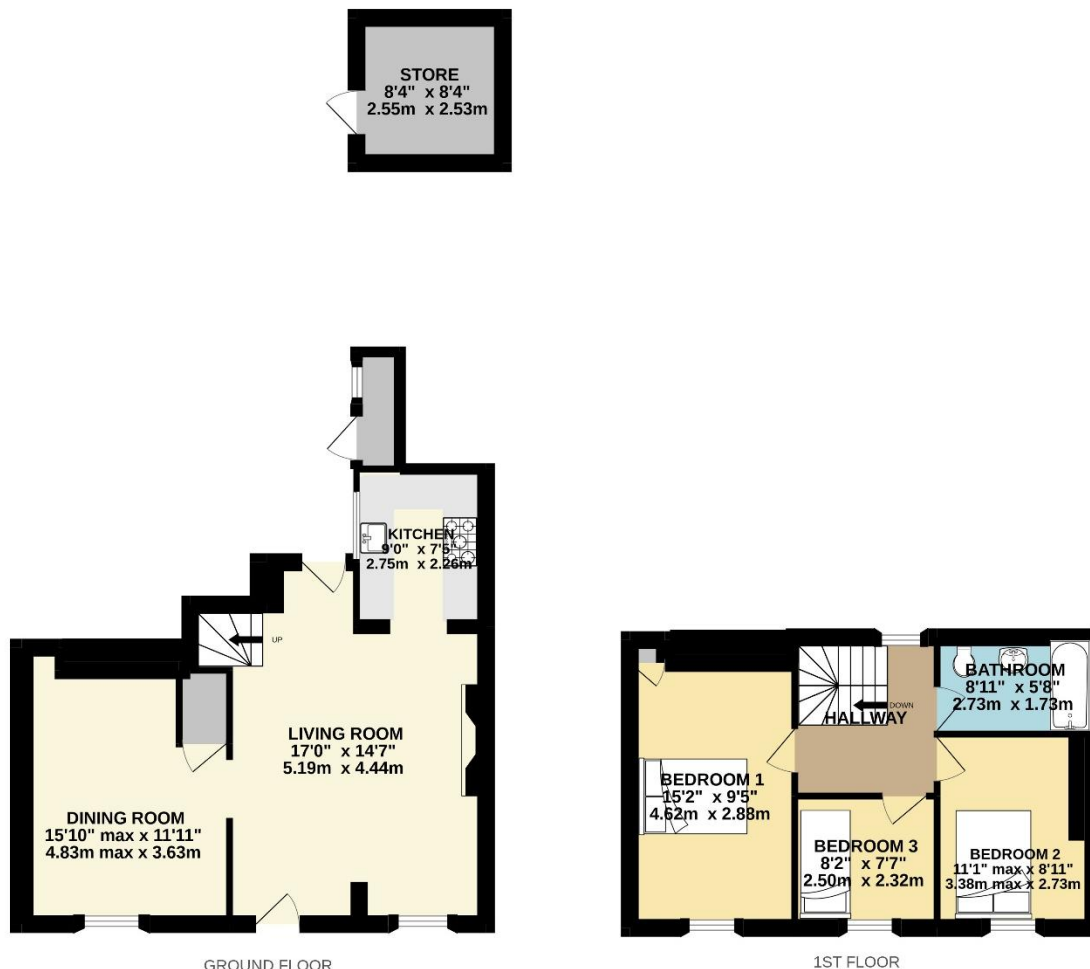
Bedroom 3 8' 2" x 7' 7" (2.50m x 2.32m) A single bedroom with the advantage of a double glazed window to the front aspect, exposed beams and a radiator.

Garden A stable door opens to the rear garden which features a gravelled area to the rear allowing for a pleasant area of seating approached by decked steps benefitting from plant beds either side. There is also an outdoor tap, access to the boiler room housing the Ideal combination boiler with a window to the side aspect, along with a useful garden store which would make an ideal space for extra storage.

Property Information Tenure: Freehold. Council tax band: C.

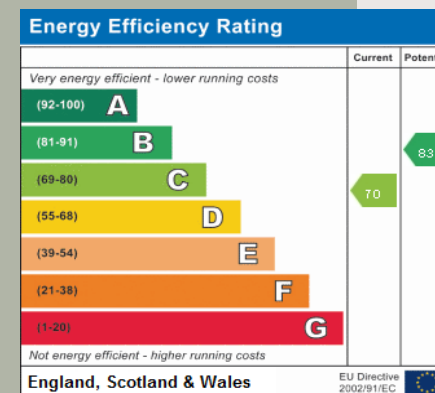
- *3 Bedrooms*
- *Period Cottage*
- *Attractive Rear Garden*
- *Character Features*
- *Outside Store*
- *Popular Village Location*





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating



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SOUTHGATE
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50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

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