



Ashling



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Perridge Close, Exeter, Devon, EX2 9PX

Exeter Cathedral (1.7 Miles), Ide (0.8 Miles)

A spacious detached family home occupying an elevated position with far-reaching south-facing views, generous gardens and ample parking.

- Panoramic views
- Elevated Position
- Mature Gardens
- Garage
- Freehold
- Detached Family Home
- Four Bedrooms
- Ample Parking
- Excellent location
- Council tax band: E

Guide Price £650,000

SITUATION

Ashling is situated within the popular residential road of Perridge Close on the south/westly fringes of Exeter. The property enjoys an elevated position with attractive views across the surrounding area from its south-facing frontage. Exeter provides an extensive range of amenities including excellent shopping, dining, educational and recreational facilities, together with mainline rail links, access to the M5 and a number of highly regarded schools. The nearby countryside and coastal areas of East Devon are also within easy reach.

DESCRIPTION

Ashling is a well-proportioned detached, four bedroom family home offering flexible accommodation arranged over two floors.

A particular highlight of the property is its elevated south-facing aspect, with a number of the principal rooms enjoying attractive far-reaching views. The accommodation provides a generous balance of living and bedroom space, complemented by extensive parking, a single garage and a mature rear garden of considerable size.



ACCOMMODATION

The property is entered via a side entrance door opening into a welcoming hallway. Immediately to the left is a useful cloakroom/WC, whilst stairs rise to the first floor. The hallway opens into a spacious study, a characterful room featuring attractive wood panelling and a large south-facing window framing the wonderful views. Adjacent is the generous sitting room, another bright south-facing space enjoying the same outlook. The room centres around an open fireplace and benefits from double doors leading through to the dining room, creating a versatile arrangement for both family living and entertaining. The dining room provides ample space for a family dining table and enjoys a pleasant outlook over the rear garden. The kitchen is fitted with a range of wall and base units and offers direct access to the garden, making it particularly convenient for everyday use.

On the first floor are four bedrooms. Bedrooms one and two are positioned at the front of the property and enjoy the stunning south-facing views, whilst the remaining bedrooms overlook the rear garden. A family bathroom serves the bedrooms and, unusually, each bedroom benefits from its own wash hand basin, adding practicality for family occupation.

OUTSIDE

To the front of the property is an attractive mature garden together with a substantial driveway providing off-road parking for up to four vehicles. The driveway continues along the side of the house, providing access to the rear garden and the detached single garage, which benefits from light and power.

The rear garden is a particularly appealing feature of the property, extending some distance behind the house and offering a high degree of privacy. Predominantly laid to lawn, the garden is interspersed with a variety of mature shrubs and planting, creating an established and colourful setting. A patio area provides an ideal space for outdoor dining and entertaining.

SERVICES

Utilities: Mains electric, mains gas, mains water, mains drainage, telephone and broadband

Heating: Gas central heating

Tenure: Freehold

EPC: E(52)

Standard, ultrafast and superfast broadband available (Ofcom)
EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom)

AGENTS NOTE

Perridge Close is a privately owned and maintained road, with upkeep shared among the properties along the street. The vendor advises that there is a monthly cost of £50 per month for such.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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