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



SOUTHGATE
ESTATES

£375,000





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A delightful period property located in the highly desirable village of Ide which is just over 2 miles from Exeter. The village itself is surrounded by attractive countryside and offers a range of nearby amenities including a primary school, two pubs, a community shop/post office and two churches, along with access to various bus routes. The nearby city of Exeter provides many further entertainment facilities such as restaurants, shops and leisure centres. The cottage boasts many characterful features such as exposed beams, inglenook fireplaces and flagstone flooring. Internally, the accommodation briefly consists of a spacious living room, a kitchen and dining room on the ground floor, and upstairs are three bedrooms (two of which are doubles) and a family bathroom. Externally, the property benefits from a garden to the rear and a useful outside store. With so much to offer, including the period features, the village location and the space available, we highly recommend internal viewing of this property. NB we understand that the property does not have a listed status. EPC Rating: C.



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.

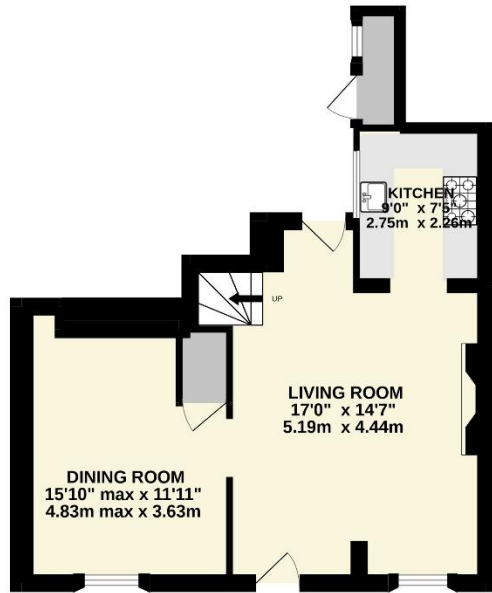
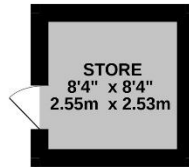
Bedroom 3 8' 2" x 7' 7" (2.50m x 2.32m) A single bedroom with the advantage of a double glazed window to the front aspect, exposed beams and a radiator.

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.

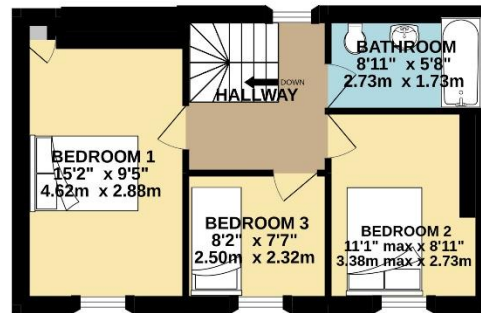
Property Information Tenure: Freehold. Council tax band: C.

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





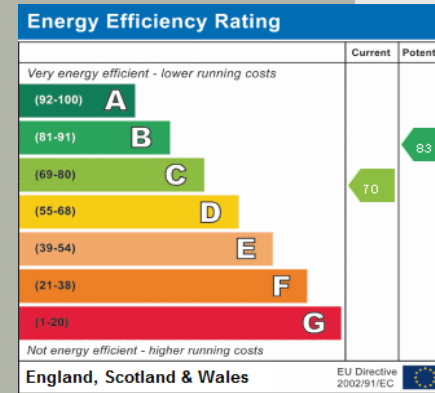
GROUND FLOOR



1ST FLOOR

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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