



28 High Street, Ide, EX2 9RW

Guide Price **£400,000**

28 High Street

Ide, Exeter

- Pretty Cottage
- Popular village location
- Less than 2 miles from Exeter City Centre
- 3 Bedrooms
- Very well presented
- Enclosed rear garden
- Substantial garden room / office
- Set back from road
- Short walk to pubs, shop & school

Set back from the road in the heart of the village, this well-presented period home combines traditional character with a number of thoughtful modern improvements, including new double-glazed windows in 2023 and useful additional accommodation in the garden.

Inside, the light-filled sitting room has an open staircase, under-stairs storage and a 5kW Clearview multi-fuel stove set within the feature Italian tiled fireplace, providing an attractive focal point as well as an alternative source of heat. The modern German kitchen has a good range of units with stone-composite worktops, a five-ring gas hob, under-counter oven, extractor and integrated fridge. There is also space for a dishwasher and plenty of room for a farmhouse sized table, while windows overlooking the garden bring plenty of natural light into the room. A rear porch provides access to the garden and houses the gas boiler.



Upstairs there are three bedrooms, comprising two doubles and a single currently used as a dressing room. The main bedroom has fitted storage and there are further fitted cupboards in the rear bedroom. The bathroom is finished with floor-to-ceiling tiling and has an L-shaped bath with shower over and a vanity basin. The loft is boarded, providing useful additional storage.

Outside, the garden is just as versatile. A courtyard provides a pleasant area for outdoor dining, while steps lead up to a raised garden with a sunny seating area. Beyond this is a particularly useful outbuildings, with a utility and store with WC, sink and space for laundry appliances and additional refrigeration.

There is also a separate, insulated and timber-clad garden room with uPVC double glazing, underfloor heating, water and its own Wi-Fi/broadband connection. With its good insulation and useful services, this would make an excellent home office, studio or hobby space, providing considerably more flexibility than you might expect from a period village house.

The property benefits from gas central heating, mains drainage and sympathetic double glazing installed in 2023. The multi-fuel stove is regularly swept, with the chimney swept twice a year.

The house is tucked away from the road with a private path and lawned frontage, while the village location means that everyday amenities are close at hand. Parking is available at the nearby school car park during specified hours, subject to its availability. There is also a free car park at the top of the village.

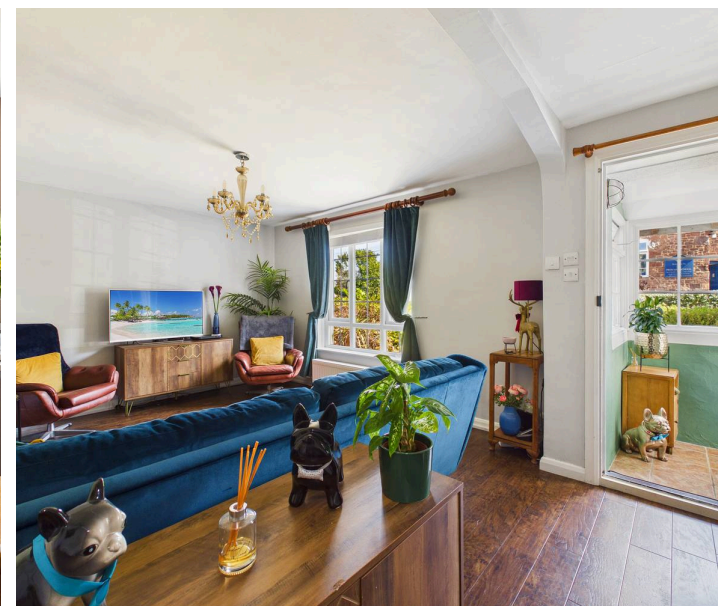
Overall, this is a characterful village home that has been thoughtfully updated, with the combination of modern essentials, period features and the exceptionally useful garden room making it particularly adaptable for modern life.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Teignbridge 2026/27 - £2,298.79

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps





Drainage: Mains drainage

Heating: Mains gas central heating & woodburner

Construction: Standard

Listed: No

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

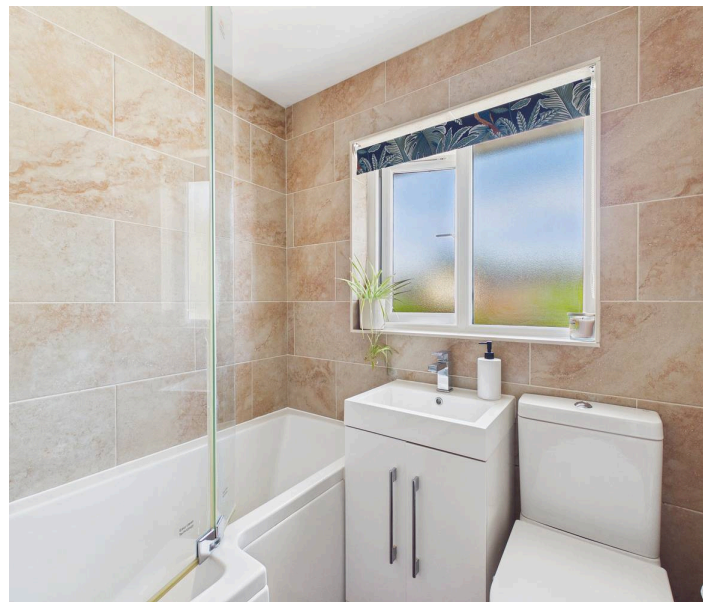
Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

DIRECTIONS : The property can be found in the centre of the village opposite the Primary School.

For Sat Nav: EX2 9RW

What3Words: ///jukebox.lame.shin

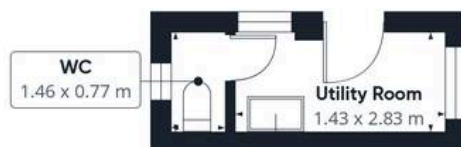




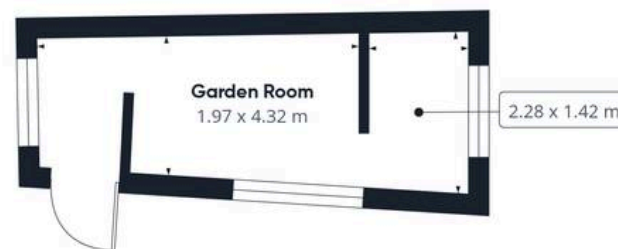
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾

94.9 m²

Reduced headroom

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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