36, High Street

STAGS

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Ide, Exeter, Devon EX2 9RW

Exeter city centre (2 Miles), A30 (1 Mile), Haldon Forest (4 Miles)

A fabulous well-proportioned four bedroom period family home in this highly sought-after village on the outskirts of Exeter

- Four bedrooms over three floors
- Spacious sitting room
- Family/dining room
- Modern kitchen
- Separate shower room
- Enclosed rear garden
- Character features
- Sought-after location
- Council tax band: D
- Freehold

Guide Price £425,000

SITUATION

The property lies in the heart of the popular village of Ide, just a short distance from Exeter. The village offers a range of amenities including a primary school, village store, post office and two public houses, as well as excellent community spirit. For a wider selection of shopping, cultural and educational facilities, the cathedral city of Exeter is only a few miles away and offers direct rail connections to London Paddington and Waterloo, as well as access to the M5 motorway and Exeter International Airport.

DESCRIPTION

This charming period property offers generous and versatile accommodation extending over three floors, retaining a wealth of character features while benefitting from modern comforts such as gas central heating and double glazing. The ground floor provides an inviting family/dining room with wood burning stove and a refitted kitchen/breakfast room with stable door to the garden. The first floor includes a light and spacious sitting room with feature fireplace, a bedroom and a modern family bathroom. The second floor offers three further bedrooms and a stylish shower room. Outside, the property enjoys a particularly attractive rear garden, of good proportions and with a favoured westerly aspect.

ACCOMMODATION

The property is approached via the front door that opens to a reception hall with storage. The family/dining room is a welcoming space with exposed brick chimney breast, inset wood burning stove and fitted alcove cupboards. To the rear, the kitchen/breakfast room has been refitted with a range of units and walnut work surfaces, incorporating a breakfast bar, space for appliances and a stable door opening to the garden. On the first floor, the sitting room is wonderfully light and spacious, with feature fireplace, fitted shelving and a front aspect window. Also on this level is a bedroom overlooking the rear garden, along with a modern family bathroom. The second floor provides three further bedrooms, with the principal enjoying views across the garden and countryside beyond. A well-appointed shower room completes the accommodation.

OUTSIDE

The rear garden is a particular feature of the property, enjoying a south-westerly aspect. From the house a patio with outside tap and light leads via steps and a pathway to a lawned garden with well-stocked flower and shrub borders. To the far end is a timber garden shed. The garden is enclosed, creating a safe and private space ideal for families.

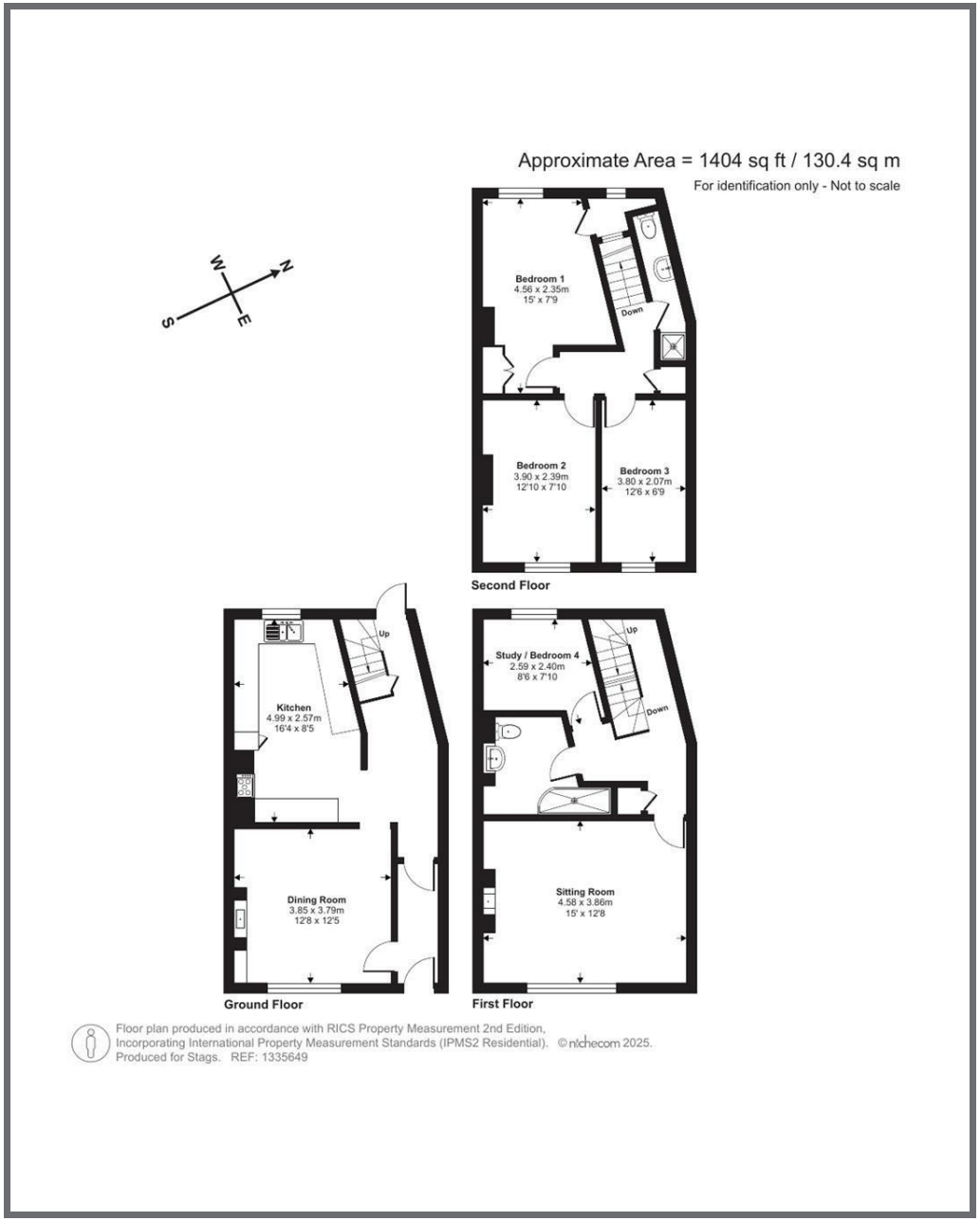
SERVICES

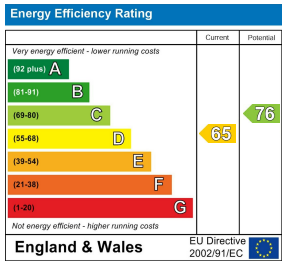
Utilities: Mains electric, mains gas, mains water, telephone and broadband
Drainage: Mains drainage
Heating: Gas central heating
Tenure: Freehold
EPC: D(63)
Council tax band: D
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTES

Please be aware that this property is situated in the Ide conservation area. The vendor has advised the ground floor is stone and brick construction with the upper two floors being timber.

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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