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



SOUTHGATE
ESTATES

£425,000





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Situated in the popular village of Ide, this well presented three bedroom end of terrace home offers spacious and versatile accommodation, together with a generous enclosed rear garden, a useful outdoor utility room and a detached studio providing excellent flexibility for a variety of uses. The internal accommodation briefly comprises an entrance porch, living room with a log burning stove, and a spacious kitchen dining room to the ground floor. Upstairs are three bedrooms and a family bathroom. The property enjoys pleasant outlooks to both the front and rear, while the rear garden provides several areas for outdoor seating and entertaining.

Ide is a sought-after village on the outskirts of Exeter, offering a strong sense of community, a well-regarded primary school, village pub, church and easy access to the city centre, the A30, A38 and M5.



Ground Floor The property is entered via an entrance porch with windows to the front and side aspects, together with an internal window to the living room. A door leads into the living room, a welcoming reception space centred around a feature log burning stove. A window overlooks the front aspect, while stairs rise to the first floor and a door leads into the kitchen/dining room. Spanning the rear of the property, the kitchen/dining room offers an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of contemporary base units complemented by granite worktops, matching upstands and a stainless steel sink with a mixer tap. Integrated appliances include an oven with a five-ring gas hob and extractor hood above, together with a fridge, while there is additional space for a dishwasher. A built-in larder cupboard provides further storage, and a window overlooks the rear garden. A door leads into the rear lobby, providing access outside.



First Floor The landing benefits from a window to the side aspect and provides access to all rooms, including the three bedrooms and the family bathroom. The principal bedroom overlooks the front of the property and benefits from a built-in wardrobe. Bedroom two is a further double room with two built-in storage cupboards and a pleasant outlook over the rear garden. Bedroom three, currently arranged as a dressing room, would also make an ideal single bedroom or home office, enjoying a window to the front aspect. The bathroom is fitted with a P-shaped bath with shower over, a wash basin with mixer tap and vanity storage below, and a close-coupled WC. A frosted window provides natural light and ventilation.

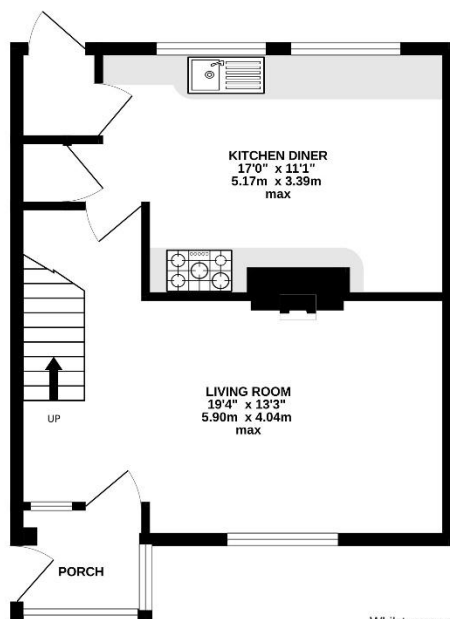
Outside The enclosed rear garden has been thoughtfully arranged to create several areas for enjoying the outdoors. Immediately adjoining the property is a patio providing space for outdoor seating and dining, with steps leading to a raised patio and an area of lawn. A further patio at the rear of the garden provides additional seating space. Well-stocked flower bed borders add colour and interest throughout the garden, while a gate provides convenient access to the front of the property. A particularly useful addition is the outdoor utility room, fitted with a worktop incorporating a stainless steel sink and drainer, together with space for a washing machine, tumble dryer and freezer. Adjoining this is a cloakroom fitted with a close-coupled WC. Also accessed from the garden is a detached studio, currently utilised as a dog grooming salon. The stand-alone building is a particularly versatile space, benefiting from underfloor heating, power, water and a telephone line with broadband connection. Offering windows to the front, side and rear aspects, the studio could suit a range of alternative uses, including a home office, studio, workshop, hobby room or home business, subject to any necessary consents.

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

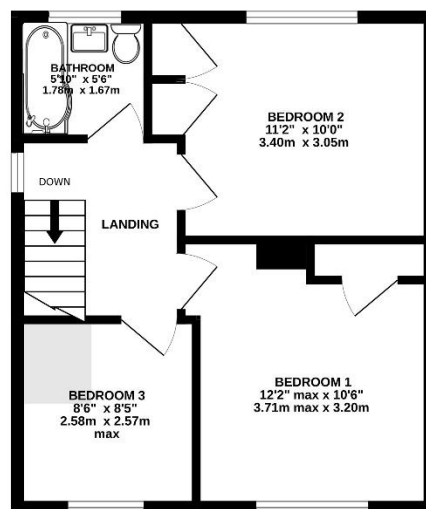
- *3 Bedrooms*
- *Front and Rear Gardens*
- *Garden Studio*
- *Village Location*
- *Well-Presented*
- *End of Terrace House*



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.

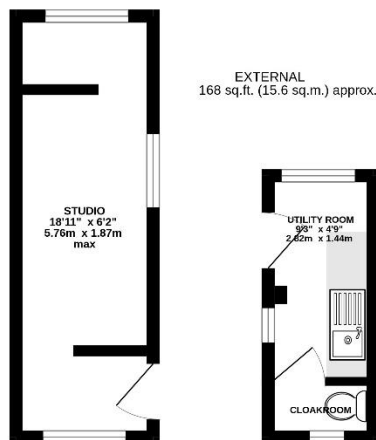


TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.

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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EXTERNAL
168 sq.ft. (15.6 sq.m.) approx.



Energy Performance Rating

EPC Awaited



www.tpos.co.uk



SOUTHGATE
ESTATES

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