

HUNTERS®

HERE TO GET *you* THERE



HUNTERS

High street

Ide, Exeter, EX2 9RW

Asking Price £485,000



Council Tax: D



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Beauford High street

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Hallway

Doors to bedrooms two and three, door to the family bathroom and two storage cupboards, door to a further hallway.

Bedroom Three/ Study

6'7" x 9'9" (2.01m x 2.99m)

Window to the front aspect, radiator.

Bedroom two

8'11" x 10'3" (2.74m x 3.14m)

Window to the front aspect, radiator.

Bathroom

5'10" x 5'7" (1.78m x 1.72m)

Slightly obscured window to the side aspect, P shaped bath, vanity unit housing the hand basin and low level WC,

Hallway

Door to the kitchen, opening to the lounge, stairs to the first floor.

Kitchen

8'6" x 9'1" (2.60m x 2.77m)

High and low level cupboards, roll top work surfaces, window to the side aspect, single bowl sink and drainer, built in induction hob and extractor along with an electric oven, space for a dish washer, fridge freezer and washing machine, built in microwave, doors to the conservatory/ dining room.

Lounge

15'4" x 10'2" (4.68m x 3.12m)

Two windows to the side aspect, feature fire place, opening to the conservatory/ dining room, radiator.

conservatory/ dining room

14'6" x 8'11" (4.43m x 2.72m)

Windows to all aspects, door to the side aspect and rear garden.

Partial landing

Door to the master bedroom, door to eves storage.

Master bedroom

11'7" x 12'4" (3.55m x 3.76m)

Window to the rear aspect, over looking the mature garden, velux to the side aspect, door to the Ensuite/ dressing room.

Ensuite/ dressing room

Hand basin and vanity, low level WC, rails with room to store clothes and shoes.

Outside

To the front of the property are some steps leading to the public foot path and into a pathway that leads to the property front door, there is a shared driveway that leads to this properties garage and the rear garden.

To the rear of the property the garden is wonderful and mature and set over several levels, the first level is hard standing for parking several cars, there are then some steps that lead to an entertaining patio area, with a pergola. The rear part of the garden is enclosed and beautifully laid to lawn, there is a further entertaining area tucked away in the far corner, the property also benefits from a storage shed along with the garage that has an up and over door.

REDUCTION!

Presenting an immaculate detached house for sale, situated in the sought-after village location of Ide. This one-of-a-kind property is perfect for both families and couples seeking a peaceful environment, with easy access to public transport links, local amenities, nearby schools, parks, walking routes, and cycling routes.

This outstanding property boasts two spacious and bright reception rooms. The first is an open-plan area, perfect for entertaining and family gatherings. The second reception room is highlighted by large windows, offering a delightful garden view and direct access to the garden.

The property also includes a modern, open-plan kitchen fitted with top-of-the-range appliances. The kitchen's design seamlessly blends functionality and style, making it a joy for any home cook.

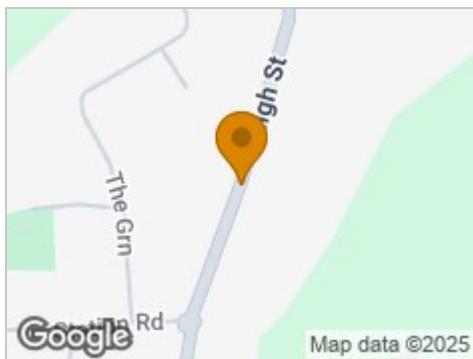
The residence offers three well-lit bedrooms. The master bedroom is exceptionally spacious featuring a walk-in closet, while the second bedroom is a generous double room. The third bedroom, a comfortable single, is perfect for a child's room or home office.

Completing the house are two pristine bathrooms. The first bathroom is equipped with a heated towel rail, ensuring your comfort during the colder months. The second bathroom features built-in storage, providing ample space to store toiletries and other essentials.

Additional unique features of this property include a garage, ample parking space, and a good-sized garden. The property is listed under council tax band D. This is a rare opportunity to acquire a distinctive property in a very desirable location.



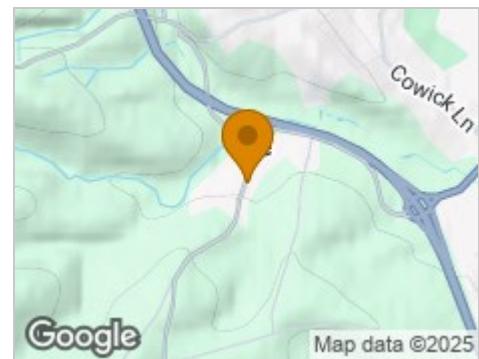
Road Map



Hybrid Map



Terrain Map



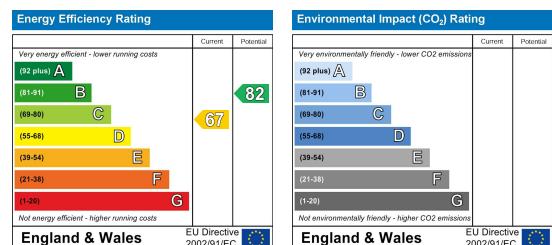
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.