

**36 HIGH STREET  
IDE  
NEAR EXETER  
EX2 9RW**



**£450,000 FREEHOLD**



**A fabulous well proportioned four bedroom period family home situated within this highly sought after village location on the outskirts of Exeter providing great access to all village amenities and major link roads. Spacious characterful living accommodation arranged over three floors. Four bedrooms. First floor bathroom. Second floor shower room. Reception hall. Light and spacious sitting room. Kitchen/breakfast room. Dining/family room. Gas central heating. Good size enclosed lawned rear garden enjoying south westerly aspect. A great family home. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Part covered entrance with courtesy light. Attractive wood panelled front door leads to:

### **RECEPTION HALL**

Cloak hanging space. Cupboard housing electric meter, gas meter and consumer unit. Obscure glass panelled door leads to inner hallway. Part frosted glass panelled door leads to:

### **DINING/FAMILY ROOM**

12'6" (3.81m) into recess x 12'5" (3.78m). A characterful room. Exposed brick chimney breast with fireplace recess, hearth and inset wood burning stove. Built in storage cupboards and shelving into alcoves. Radiator. Telephone point. uPVC double glazed window to front aspect. Doorway, with exposed timbers, leads to:

### **INNER HALLWAY**

Traditional style radiator. Smoke alarm. Two wall light points. Stairs rising to first floor. Understair storage cupboard. Double glazed stable style door provides access and outlook to rear garden. Inset LED spotlight to ceiling. Open plan to:

### **KITCHEN/BREAKFAST ROOM**

13'4" (4.06m) x 9'8" (2.95m) (approximate measurements – irregular shaped room). A traditional style refitted kitchen comprising a range of matching base, drawer and eye level cupboards. Walnut wood work surfaces incorporating breakfast bar with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric/gas range cooker. Pull out larder cupboard. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for fridge. Wall mounted boiler serving central heating and hot water supply. Window to rear aspect.

### **FIRST FLOOR LANDING**

Part oak wood flooring. Radiator. Storage cupboard with fitted shelving. Thermostat control panel. Double glazed window to rear aspect with outlook over rear garden. Exposed wood door leads to:

### **SITTING ROOM**

15'8" (4.78m) maximum into recess x 12'8" (3.86m). A light and spacious room. Four wall light points. Part exposed brick chimney breast with fireplace recess, raised hearth and inset wood burning stove. Fitted shelving and storage cupboards built into alcoves. Traditional style radiator. uPVC double glazed window to front aspect.

From first floor landing, part frosted glass panelled door leads to:

### **BEDROOM 4**

8'8" (2.64m) x 7'2" (2.18m) (average measurements – irregular shaped room). Radiator. Fitted shelving. Double glazed sash window to rear aspect with outlook over rear garden.

From first floor landing, exposed wood door leads to:

### **BATHROOM**

A refitted modern matching white suite comprising tiled panelled bath with fitted mains shower unit and tiled splashback. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiling and inset mirror with LED spotlights. Low level WC. Shaver point. Extractor fan. Heated ladder towel rail. Oak wood flooring.

### **SECOND FLOOR LANDING**

Built in cupboard/wardrobe. Access to roof space. Exposed wood door leads to:

### **BEDROOM 1**

15'0" (4.57m) x 9'2" (2.79m) (average measurements – irregular shaped room). Radiator. Double glazed sash window to rear aspect offering fine outlook over rear garden, neighbouring area and countryside beyond.

From second floor landing, exposed wood door leads to:

### **BEDROOM 2**

12'10" (3.91m) x 8'4" (2.54m) (average measurements – irregular shaped room). uPVC double glazed window to front aspect.

From second floor landing, wood panelled door leads to:

### **BEDROOM 3**

12'8" (3.86m) x 6'10" (2.08m). Radiator. uPVC double glazed window to front aspect.

From second floor landing, door to:

### **SHOWER ROOM**

A modern matching white suite comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Shower enclosure with fitted mains shower unit including separate shower attachment. Heated ladder towel rail. Extractor fan. Double glazed window to rear aspect with outlook over rear garden.

### **OUTSIDE**

To the rear of the property the garden is a particular feature of the property enjoying a south westerly aspect whilst consists of a concrete patio with outside light and water tap. Steps and pathway lead to a good size shaped area of lawn with surrounding flower/shrub beds well stocked with a variety of maturing shrubs, plants, bushes and flowers. To the top end of the garden is a timber shed. The rear garden is enclosed to all sides.

### **TENURE FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Front and rear walls stone, side walls brick, 1<sup>st</sup> and 2<sup>nd</sup> floor front and rear walls timber framed and side walls brick  
Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Vodafone voice & data limited, O2 voice likely & data limited, Three voice & data none

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band D (Teignbridge)

#### **DIRECTIONS**

Proceeding out of Exeter along Alphington Road continue straight ahead by Sainsbury's on to the A377, at the roundabout take 2<sup>nd</sup> exit signposted 'Ide'. Take the left hand turning into the village, into Fore Street which connects to High Street where the property in question will be found on the right hand side.

#### **VIEWING**

**Strictly by appointment with the Vendors Agents.**

#### **AGENTS NOTE**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

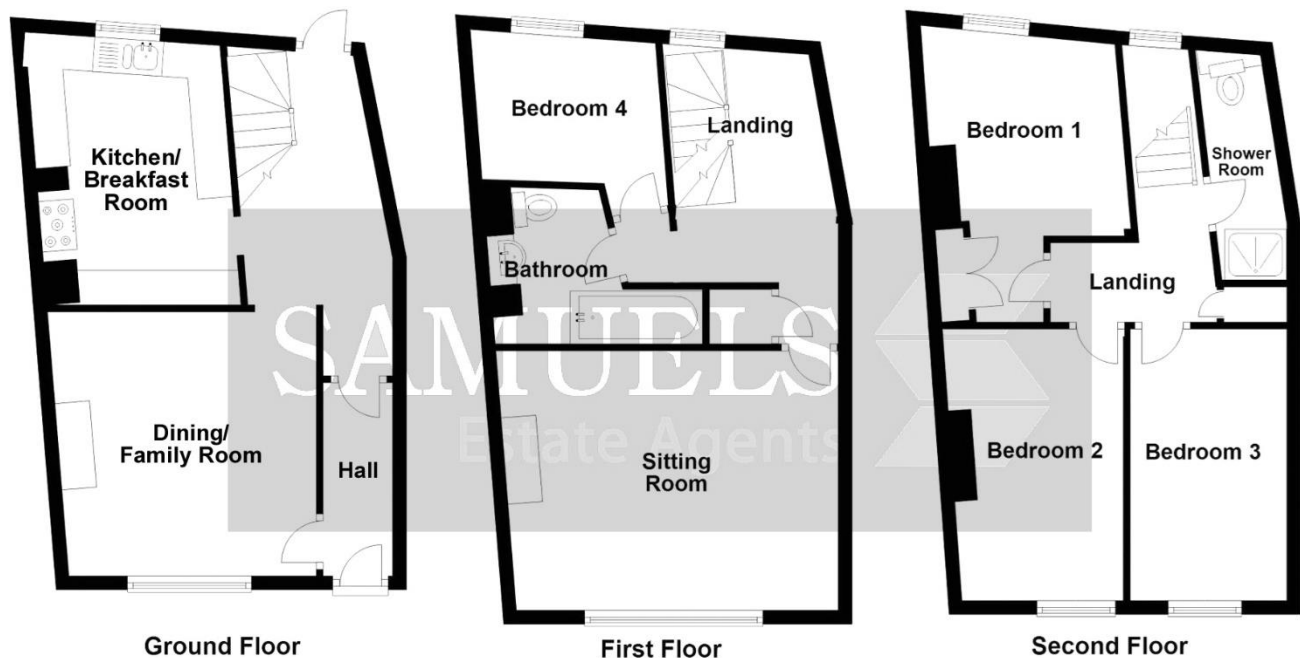
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### **AGENTS NOTE MONEY LAUNDERING POLICY**

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

#### **REFERENCE**

**CDER/0625/8960/AV**



Total area: approx. 116.9 sq. metres (1258.7 sq. feet)  
Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		