



8 St. Ida's Close, Ide, Exeter, Devon, EX2 9SA



8 St. Ida's Close

Ide, Exeter, Devon

Village Location | Corner Plot

Elevated Position | Cul-de-Sac

Detached | Three Bedrooms

Garage | Gas Central Heating

Council Tax Band E | Freehold



6 Northernhay Place, Exeter, Devon, EX4 3QJ

Email: info@Rosewood-Property.co.uk
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Important Information

Tenure: Freehold

Local Authority: Teignbridge District Council
Council Tax:

Sale By:

Estimated Rental & Yield:

Price: Offers in Excess of £350,000

Type of Property: Detached Bungalow

EPC Rating: Energy Efficiency Rating D.

Services: %full_services%

Viewing - Viewing is strictly by prior appointment
with Rosewood Property

Rosewood Property Residential Sales & Lettings

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Set within this most favourable village on the outskirts of the City of Exeter is this three bedroom Detached Bungalow positioned on a corner plot and an elevated position. St Ida's close is a small cul-de-sac of just eight bungalows and is within close proximity of rural countryside.

8 St Ida's Close is approached by a central courtesy pathway with small raised steps leading up to the front door, there are lawn gardens positioned on either side with attractive and well populated flower beds together with mature trees.

Upon entering the entrance hall double doors lead to the right hand side opening into the lounge and dining room where alluring views can be found through the dual aspect windows. The kitchen is well equipped and includes a double oven, four piece electric hob plus a comprehensive range of both matching eye and base level cupboards with drawers and solid worksurface tops.

The three bedrooms are well proportioned and are of a generous size, the main bedroom is equipped with fitted wardrobes. A three piece bathroom suite compliments these three bedrooms.

To the rear of the bungalow is a patio providing alfresco dining, pathways lead on both sides to the front garden and also to the detached garage. The Single detached garage measures approximately 18ft11 x 8ft5.

The Village of Ide boasts a variety of amenities to firstly include the local Community Shop and Post office which was constructed in 2013, a Primary School which has been in existence for several hundred years, St Ida's Parish Church and three public houses - The Huntsman Inn, The Poachers Inn and The Twisted Oak all of which serve food so be sure to check them out!

The Cathedral city of Exeter is the capital of Devon and boasts excellent shopping facilities, the Russell Group University of Exeter, excellent road and rail links and expanding international airport.

SITUATION

Ide is an immensely favoured village situated approximately two miles south west of Exeter, positioned within easy reach of major roads and transport links. The M5, A30 and A38 are all within close proximity giving access to Exeter, Plymouth and the A30 providing access to Cornwall. Exeter St David's train station is approximately 3 miles distance and Exeter International Airport is approximately 10 miles distance.

DIRECTIONS

From the Exe Bridge's within the City centre of Exeter, proceed onto Alphington Street which then becomes Alphington Road. Continue along Alphington Road passing Aldi, the Range and Sainsbury's Superstore on the left hand side. Proceed straight ahead heading out of the City along A377 (Alphington Road) continuing to the roundabout. Take the second exit signposted Ide onto Ide Lane, then a short distance along this road turn left into Ide. Continue onto Fore Street which then becomes High Street and at the mini roundabout towards the top of High Street take a right hand turning onto Station Road. St Ida's Close will be positioned on the left hand side.

AGENTS NOTES

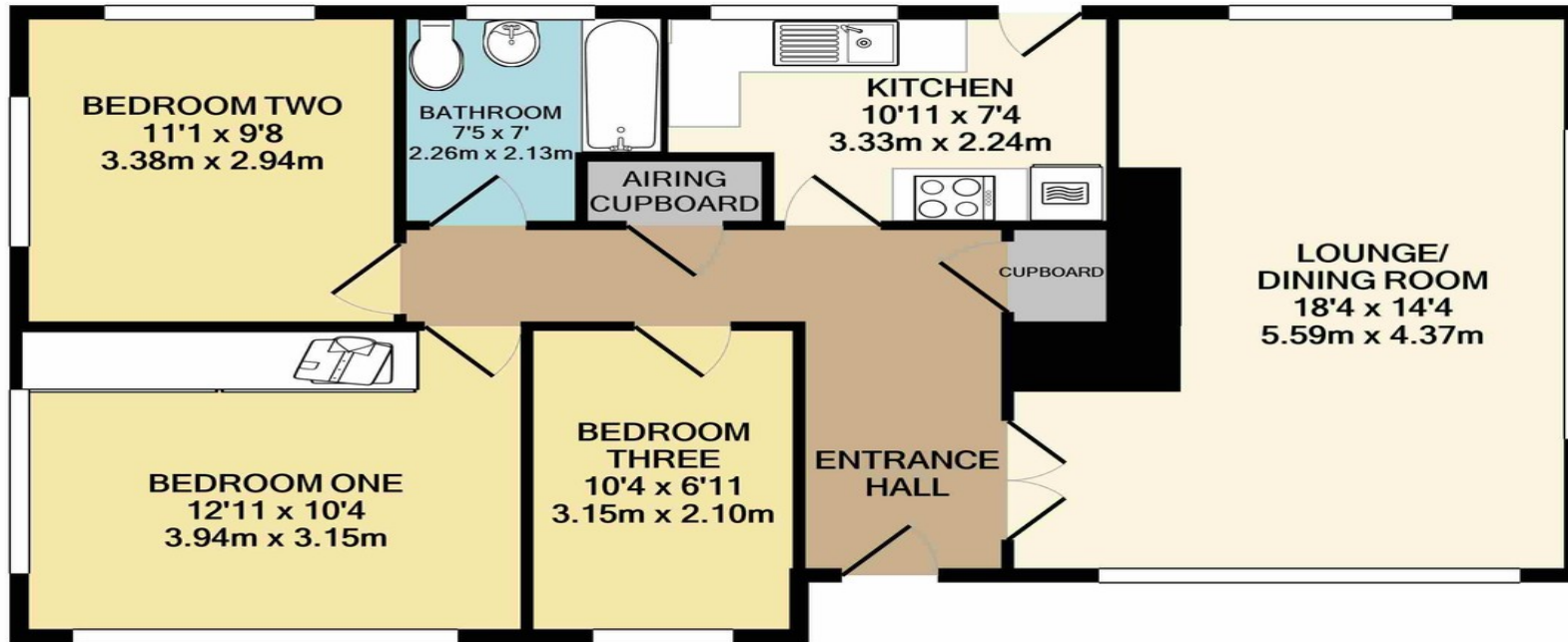
Please be aware this bungalow was underpinned circa 1992, the owner informs us that there has been no further movement in the years subsequently to this day.

*When a property is underpinned there is a substantial amount of work to remedy the route cause and in our opinion it is very rare to come back to cause a problem. As some 30 years have now surpassed there is no evidence of anything un-toward within the area that was underpinned.



Contact Brett Hampton for Valuations and Sales

Telephone: 01392 247700 Website: www.rosewood-property.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		



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