



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



## 8 St. Ida's Close

Ide, Exeter, Devon

Cul-de-Sac | Three Bedrooms

Detached | Garage

Council Tax Band E | For Sale by Auction – T & C's apply

Subject to Reserve Price | Buyers fees apply

10% deposit payable | Freehold



6 Northernhay Place, Exeter, Devon, EX4 3QJ

Email: [info@Rosewood-Property.co.uk](mailto:info@Rosewood-Property.co.uk)

Telephone: 01392 247700

[www.rosewood-property.co.uk](http://www.rosewood-property.co.uk)



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

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. This property is for sale under traditional auction terms and should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

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!

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



### Important Information

Tenure: Freehold

Local Authority: Teignbridge District Council

Council Tax: Council Tax Band E

AUCTION STARTING BID: £290,000

Type of Property: Detached Bungalow

EPC Rating: Energy Efficiency Rating D.

Viewing - Viewing is strictly by prior appointment with Rosewood Property

Rosewood Property Residential Sales & Lettings

6 Northernhay Place

Exeter

Devon

EX4 3QJ

Website: [www.rosewood-property.co.uk](http://www.rosewood-property.co.uk)

Email: [info@Rosewood-Property.co.uk](mailto:info@Rosewood-Property.co.uk)

Telephone: 01392 247700

approximately 3 miles distance and Exeter International Airport is approximately 10 miles distance.

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.

#### 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.

**AUCTIONEER COMMENTS** This property is for sale under traditional auction terms and should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts. On exchange of contracts, the buyer is required to make payment of a 10% deposit, sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000 inc VAT and is paid in addition to the agreed purchase price.

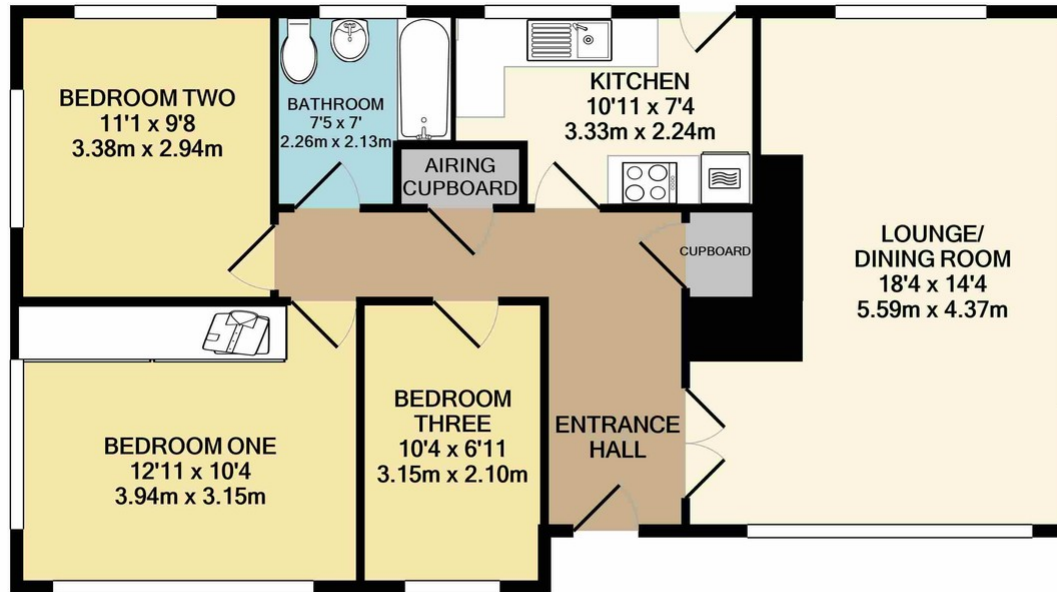
The Reservation Fee will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. The Reservation Fee is paid in addition to the final negotiated selling price. The Reservation Fee will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.



Contact Brett Hampton for Valuations and Sales

Telephone: 01392 247700 Website: [www.rosewood-property.co.uk](http://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  
 Made with Metropix ©2022

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		

Contact Brett Hampton  
[www.rosewood-property.co.uk](http://www.rosewood-property.co.uk)  
 01392 247700

ZOOPLA Boomin PrimeLocation.com

onTheMarket.com rightmove

ROSEWOOD  
 PROPERTY

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Rosewood Property, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale. Rosewood Property trading as Star Lettings & Property Management Ltd. Star Lettings & Property Management Ltd registered address is 6 Northernhay Place, Exeter, Devon EX4 3QJ. Registered in England No-5209236



ROSEWOOD  
PROPERTY