



Underhayes, Balls Farm Road



Underhayes, Balls

Ide, Exeter, EX2 9RA

Approximately 2 miles to Exeter city centre.

Nestled in a tranquil location, this detached family home comes with full planning permission approved for a remodel and extension.

- Planning permission approval (Ref. 21/1817/FUL)
- Large gardens
- Private driveway
- Council tax band: F
- Conservation area
- Detached family home
- Ample off road parking
- Freehold
- EPC: E(54)

Guide Price £680,000

DESCRIPTION

This is a delightful detached family home featuring three spacious double bedrooms and huge potential with full planning permission for a re-model and extension (planning reference number - 21/1817/FUL). This property is set in a picturesque location, accessible via a charming sweeping private drive. Internally, you'll find abundant natural light and views of the surrounding countryside.

Ide village is conveniently situated less than a mile from Exeter, yet it retains its distinct identity, complete with a post office and a community-run shop. The village also offers a selection of pubs. With excellent road connections to Exeter, the M5, and A30, along with a regular bus service, this home offers the perfect blend of rural charm and easy access to city amenities.



SITUATION

Balls Farm Road is a picturesque rural lane located on the outskirts of Exeter, near Alphington and the charming village of Ide. Just a short distance from the Sainsbury's in Alphington, it offers excellent access to the city and major routes like the A30 and M5.

The scenic village of Ide features a diverse range of properties, from stunning architect-designed homes to quaint period thatched cottages, all nestled amidst beautiful farmland. The vibrant community is a strong draw for all ages, offering local shops, community groups, welcoming pubs, and a primary school.

Exeter, just 2.5 miles away, is a thriving university and cathedral city that boasts a wealth of amenities, including exceptional dining, shopping, cultural attractions, and recreational activities. It also has mainline railway services to Waterloo and Paddington, as well as Exeter International Airport, ensuring convenient connections to other major cities.

ACCOMMODATION

On the ground floor, you'll find a spacious double garage, perfect for storage, along with additional parking. The front door opens to an internal staircase leading to the first floor and garden level. The kitchen/dining/family room is well-appointed with a range of matching floor and wall-mounted units and integrated appliances. This dual-aspect room enjoys an abundance of natural light. The sitting room features a triple aspect overlooking the rear garden and side, as well as a glass door that opens to a raised terrace, offering stunning countryside views. From the hallway, you'll access three generously sized bedrooms and a well-equipped family bathroom.

OUTSIDE

Accessed via a small section of shared driveway, this property features a sweeping driveway that leads to a spacious parking area, accommodating multiple vehicles. The property features a beautifully landscaped garden, complete with lush grass, mature trees, and vibrant shrubs. Set on a generous plot of approximately half an acre, this outdoor space offers ample room for entertaining and gardening.

PLANNING PERMISSION

This property has full planning permission for a remodel and extension. For further information, please contact the agent or refer to the planning reference number: 21/1817/FUL.

SERVICES

Current Council Tax: F

Utilities: Mains electric, water, telephone and broadband

Heating: Mains gas

Drainage: Private drainage

Tenure: Freehold

EPC: E(54)

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202

