



8 Fore Street



STAGS

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Ide, Exeter, EX2 9RQ

Exeter City Centre (2.8 miles) Exeter Airport (9.7 miles)

A beautifully presented period cottage in the heart of a sought-after village, moments from Exeter

- Beautifully presented 2 bedroom period property
- Well proportioned rooms
- Fantastic transport links
- Ideal first home or for downsizer
- Council Tax Band C
- Located in sought after village of Ide
- Rear patio garden
- Walk or cycle into Exeter
- EPC rating
- Freehold

Guide Price £330,000

SITUATION

Nestled just a stone's throw from Exeter's vibrant city centre, the charming village of Ide offers the perfect blend of country living and urban convenience. This picturesque and thriving community is set amidst gently rolling Devon countryside, with characterful period cottages, thatched homes, and leafy lanes forming a quintessential village scene.

At the heart of Ide are two well-regarded public houses, a popular community-run shop and post office, and a highly rated primary school — all contributing to the village's warm and welcoming atmosphere. Despite its peaceful setting, Ide benefits from excellent connectivity, with the A30 providing swift access to Exeter and beyond.



DESCRIPTION

A beautifully presented two bedroom period cottage with lovely original features and a superb patio at the rear of the property. Occupying a prime position in the picturesque village of Ide, 8 Fore Street offers a rare opportunity to acquire a home of considerable character in one of Devon's most desirable village settings.

ACCOMMODATION

This bright and airy property is in immaculate condition and is ready to move straight in. Off the main hallway on the left you have a living room with wood burner, followed next by a good sized dining room with fitted cupboards at one end along with an under stairs larder cupboard. Off the dining room is a galley kitchen with views over the rear patio accessed via the back door.

The original staircase leads up to a mid level family bathroom with shower above the bath, WC and wash hand basin and a window. At the top level there are two double bedrooms. The first double bedroom has views overlooking the rear of the property and a cupboard, The second double bedroom has a view of Fore Street and cupboards. The windows are double glazed and some have shutter coverings for enhanced privacy and warmth.

PATIO GARDEN

Accessed from the galley kitchen, the rear patio garden wraps round the back of the property and is an ideal place for a morning coffee or for dining out in the summer months.

SERVICES

The property is served with mains electricity, water and drainage. Gas central heating - Worcester Greenstar 29 CDi combi installed on Aug 2019 (29W)

AGENTS NOTES

8 Fore Street is in a Conservation area

DIRECTIONS

what3words ///baking.plant.rated



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

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