



4 Valley View



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Rockbeare, Exeter, EX5 2EG

Whimble train station (3 miles), Exeter city centre (7.8 miles), M5 Junction 29 (4.4 miles)

A 3 bedroom end of terrace house located in the heart of the village in need of updating and renovation with a good sized garden and driveway parking.

- No onward chain
- Large garden to the rear
- 3 bedrooms
- Kitchen
- Freehold
- Updating required but lots of potential
- Off road parking
- Sitting room with open fire
- Down stairs bathroom
- Current Council Tax Band: B

Guide Price £195,000

SITUATION

The property is situated in the sought-after village of Rockbeare, conveniently positioned between the Cathedral city of Exeter and the market town of Honiton. The village enjoys a rural setting whilst remaining well connected, with good access to the A30, M5 and Exeter Airport. Nearby Whimble and Cranbrook provide a range of day-to-day amenities, whilst the surrounding East Devon countryside offers numerous opportunities for walking and outdoor pursuits.

DESCRIPTION

A three bedroom end of terrace house requiring substantial updating and improvement throughout, offering excellent potential for renovation and modernisation. The property occupies a generous plot with a good size enclosed garden and provides well-proportioned accommodation arranged over two floors. Although now in poor condition, the house presents an exciting opportunity for purchasers seeking a project with scope to create a comfortable family home with driveway parking to the front and side.



ACCOMODATION

An entrance hall provides access to the principal ground floor rooms with stairs rising to the first floor. To the front aspect is a sitting room of good proportion, whilst a further reception room offers potential for use as a dining room, family room or study. The kitchen/breakfast room is situated to the rear and, whilst now dated, offers space for replacement units and appliances together with access to the rear garden. A ground floor bathroom completes the accommodation on this level. On the first floor are three bedrooms comprising two doubles and a single bedroom, all requiring refurbishment and redecoration.

OUTSIDE

To the rear of the property is a good size enclosed garden, offering considerable potential for landscaping and improvement. The garden is principally laid to lawn with a useful garden shed and provides ample space for seating areas, planting or family use. To the front is an area of lawn and there is driveway parking to the side.

SERVICES

Utilities: Mains drainage, mains electricity and mains water.

Heating: No central heating. Only open fires.

Tenure: Freehold.

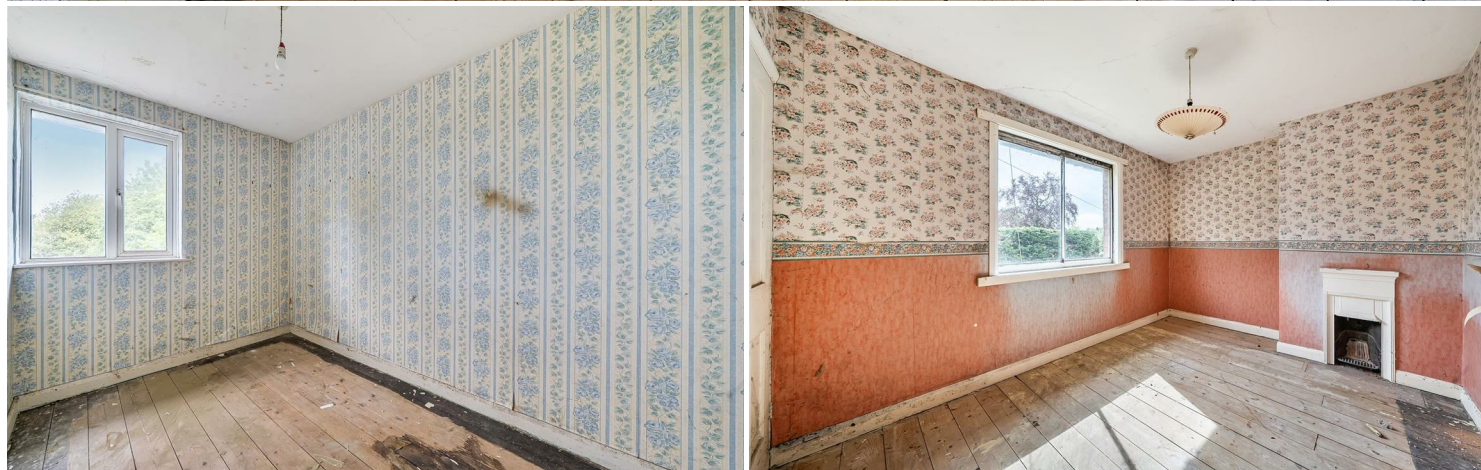
Current Council Tax band B

Standard and Ultrafast broadband available (Ofcom)

EE, Three, O2 and Vodafone network available (Ofcom)

DIRECTIONS

What3words:///overgrown.twinge.migrate



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.



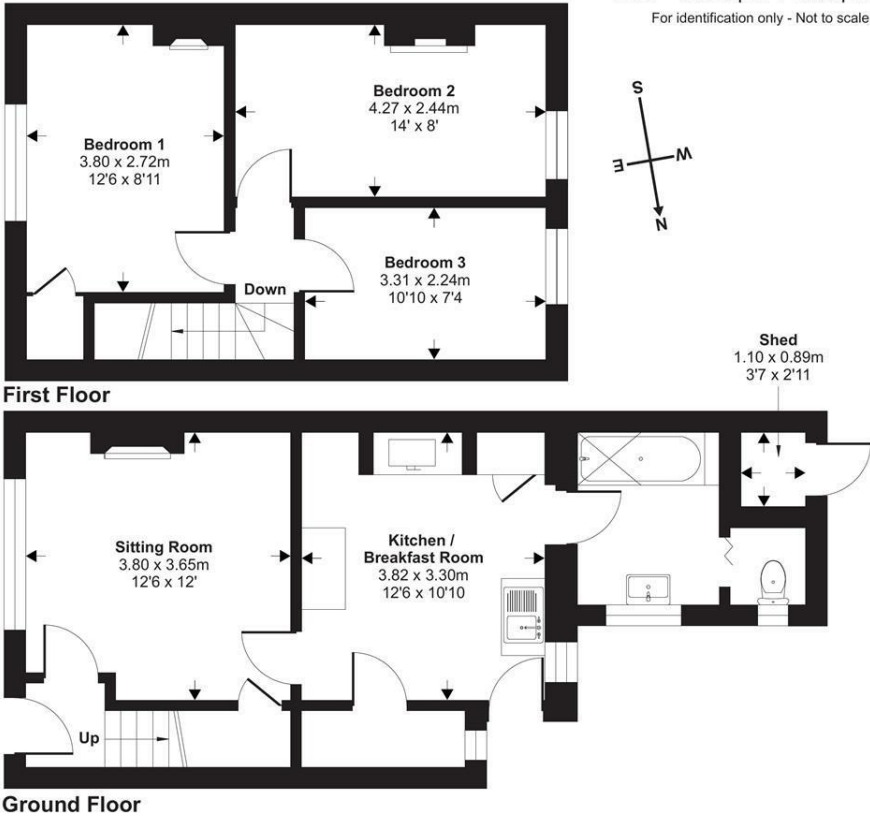
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 796 sq ft / 73.9 sq m
Outbuilding = 10 sq ft / 0.9 sq m
Total = 806 sq ft / 74.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1466410