



Windyridge



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Longdown, Exeter, Devon, EX6 7SR

Exeter City Centre (4 miles), Exeter Airport (12 miles), A30 junction (3.5 miles)

An appealing three-bedroom bungalow with a private garden, far-reaching countryside views and exciting potential to create additional accommodation, all ready to move straight into.

- Three-bedroom detached bungalow
- Recently updated bathroom and separate WC
- Private rear garden with countryside views
- Off street parking 2-3 cars
- Council Tax Band D
- Kitchen, dining room and family room
- Well-presented and ready for immediate occupation
- Extension potential STPP
- EPC level D
- Freehold

Guide Price £375,000

SITUATION

Windyridge is situated in the popular village of Longdown, approximately four miles west of Exeter, enjoying a rural setting whilst remaining conveniently placed for the city's extensive amenities. The village has a welcoming community centred around the village hall, which hosts a variety of local activities and social events. The surrounding countryside offers excellent opportunities for walking and outdoor pursuits, whilst nearby Exeter provides an excellent choice of shops, restaurants, leisure facilities, schooling and mainline railway connections. The A30 and A38 are also readily accessible, providing convenient links to the wider region.



DESCRIPTION

Windy Ridge is an appealing three-bedroom bungalow offering comfortable, single-storey accommodation, with scope to enhance and extend the living space, subject to the necessary consents. The property is ready for immediate occupation and benefits from a recently updated bathroom and separate WC, together with a kitchen, dining room and family room. In bedroom 3 there is still a flue in situ so it would be possible to install a wood burner into this room with relative ease. To the front, there is parking for a couple of vehicles, whilst to the rear, a long garden enjoys lovely far-reaching views, providing an attractive outdoor space to relax and unwind. There is also potential to create additional accommodation within the roof space, with the possibility of adding dormer windows to form bedrooms, subject to planning permission and building regulations. Windy Ridge represents an excellent opportunity for those seeking a home with immediate appeal and exciting potential for the future.

GARDEN

The private rear garden features a patio area off the kitchen, an attractive lawn, complemented by a variety of mature shrubs and bushes, beyond which are lovely far-reaching views across the surrounding countryside.

SERVICES

Council Tax - Teignmouth Band D

Utilities: mains electricity, water (metered)

Private drainage

Heating: Dimplex quantum storage heaters, new in 2022

Electrics: new RCD boards

Standard and superfast broadband available. EE, O2 and Vodafone mobile networks available.



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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