



- 🏠 Semi-detached bungalow located in the sought after village of Ideford
- 🏠 In need of modernisation throughout
- 🏠 Kitchen/dining room
- 🏠 Living room
- 🏠 Rural outlook from the front of the property and the garden
- 🏠 One bedroom with built in wardrobes
- 🏠 Sun room
- 🏠 Generous garden to the side with rural outlook

Our View "Sundial Cottage offers great scope for improvement and enjoys a wonderful rural outlook. Must be seen."

A semi-detached bungalow located in the highly sought-after village of Ideford. The property occupies an elevated position with a generous garden to the side and is in need of modernisation throughout.



The property is accessed to the front via a shared driveway leading up to the parking space situated at the front of the property. A pathway leads to a step at the side of the property with a wooden door giving access into a lean-to conservatory where you will find a single glazed wooden framed door giving access into the living room.

The living room has a window which overlooks the front aspect of the property with double glazed window to the front elevation enjoying an open outlook over farmland. There are two wall mounted electric night storage heaters with a single glazed door to the inner hallway and a further door through to the bathroom which is fitted with a suite comprising of low-level WC, pedestal wash hand basin and panelled bath with tiled surround, single glazed window to the side, cupboard containing hot water tank and wall mounted double bar electric heater. From the hallway a door leads through to the kitchen/breakfast room which is fitted with a range of base and eye level units with roll edge work surface inset with stainless steel sink and drainer unit.

There is space and plumbing for an automatic washing machine, UPVC window to the rear elevation with open outlook onto farmland, glazed roof in



this section and further units in the breakfast area. The bedroom has a similar outlook to the lounge with UPVC window to front. Wall mounted electric heater and a range of built-in storage cupboards.

Outside, the majority of the garden is set to the side of the property on a triangular shaped plot. This area is mostly laid to lawn with mature bank to the rear and hedge surround, inset with raised beds planted with a range of shrubs.

Ideford is a sought after hamlet, with a church, a renowned public house and garage. This is a popular equestrian area with riding stables and a riding school in the village. The nearby town of Chudleigh is approximately 3 miles away, and offers a wider range of local amenities, while the city of Exeter is some 12 miles to the north.

Council Tax Band 'B'
EPC Rating 'E'

DIRECTIONS: From Chudleigh on entering the village of Ideford the property can be found on your left next to a farm track with a sloping driveway to the front.



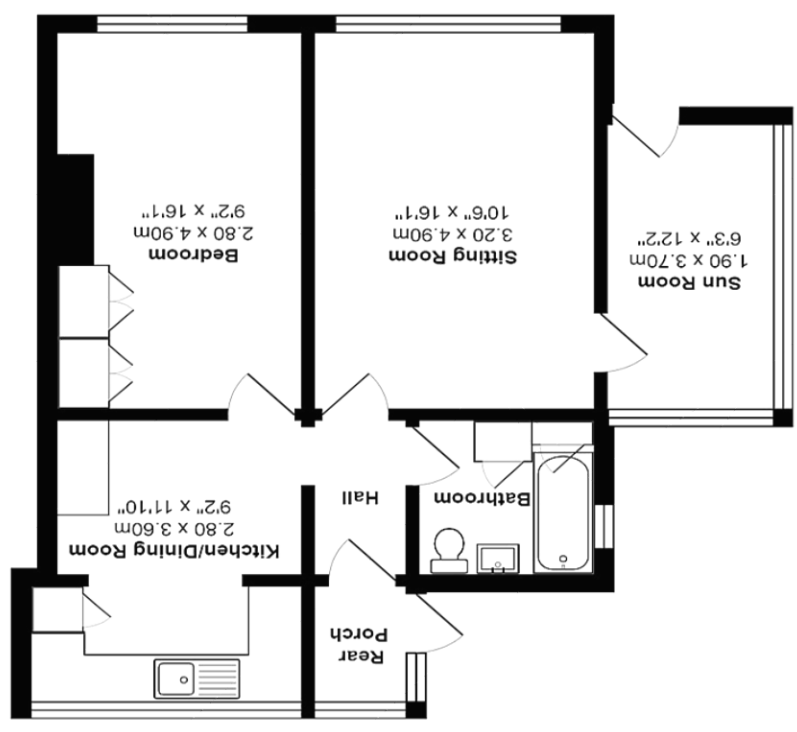
England, Scotland & Wales	
Very energy efficient - lower running costs	A (92-100)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	46
Potential	85



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Total Area: 58.2 m² ... 626 ft²
 Sundial Cottage, Ideford
 All measurements are approximate and for display purposes only



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