



Headway House



City centre 1.8 miles / Alphington 0.5 miles

A detached house for updating with 7 acres on the edge of Exeter

- 7.1 Acres
- 4 Bedrooms, 2 Receptions
- 1,500sq ft
- Rural views
- Close to Alphington
- Gardens, woods & paddock
- Scope for remodelling

Guide Price £540,000

SITUATION

The property is situated in an attractive location surrounded by farmland on most sides, though on the lower side with Exeter Livestock Market and Marsh Barton Industrial Estate beyond. It is only half a mile from Alphington which has an excellent range of local facilities including a variety of shops, pub, primary school, doctors surgery, dentist and supermarkets etc., whilst the centre of Exeter is less than two miles. The cathedral and university city provides a wealth of facilities befitting a centre of its importance.

INTRODUCTION

Headway House is a detached brick property built in 1957, set off a no through private lane. The house, though comfortable, would benefit from a degree of updating and remodelling or even extension. The land offers great amenity and conservation appeal. It is rare to find a property with land so close to Exeter.

THE HOUSE

Entrance porch into hall with stairs to first floor. The sitting room is triple aspect with glazed tiled fireplace and French doors to rear porch plus door to garden. The dining room has a stone open fireplace and dual aspect views. The kitchen also has an outlook over the market plus range of open fronted cupboards. Separate wc, coats hanging area and utility room with door to outside.

The first floor landing has rural views. There are three double bedrooms and one single bedroom, most enjoying views either rurally or over Marsh

Barton. Bathroom with bath with electric shower over and basin. Separate wc.

THE GROUNDS

There is a circular drive with parking. The large gardens are mainly lawned with some fruit trees. Access to the land is on foot from the end of the garden which leads into a steeply sloping area of rough scrub beyond which is an area of steeply sloping broadleaved woodland (including Tree Preservation Orders). At the top of the woodland is an area of rough pasture from which wonderful views are enjoyed for many miles. Overall the property amounts to 6.97 acres.

SERVICES

Metered mains water. Mains electricity. Private drainage though the buyer will need to put in a new drainage system on their own land. Off peak night storage heating in part.

DIRECTIONS

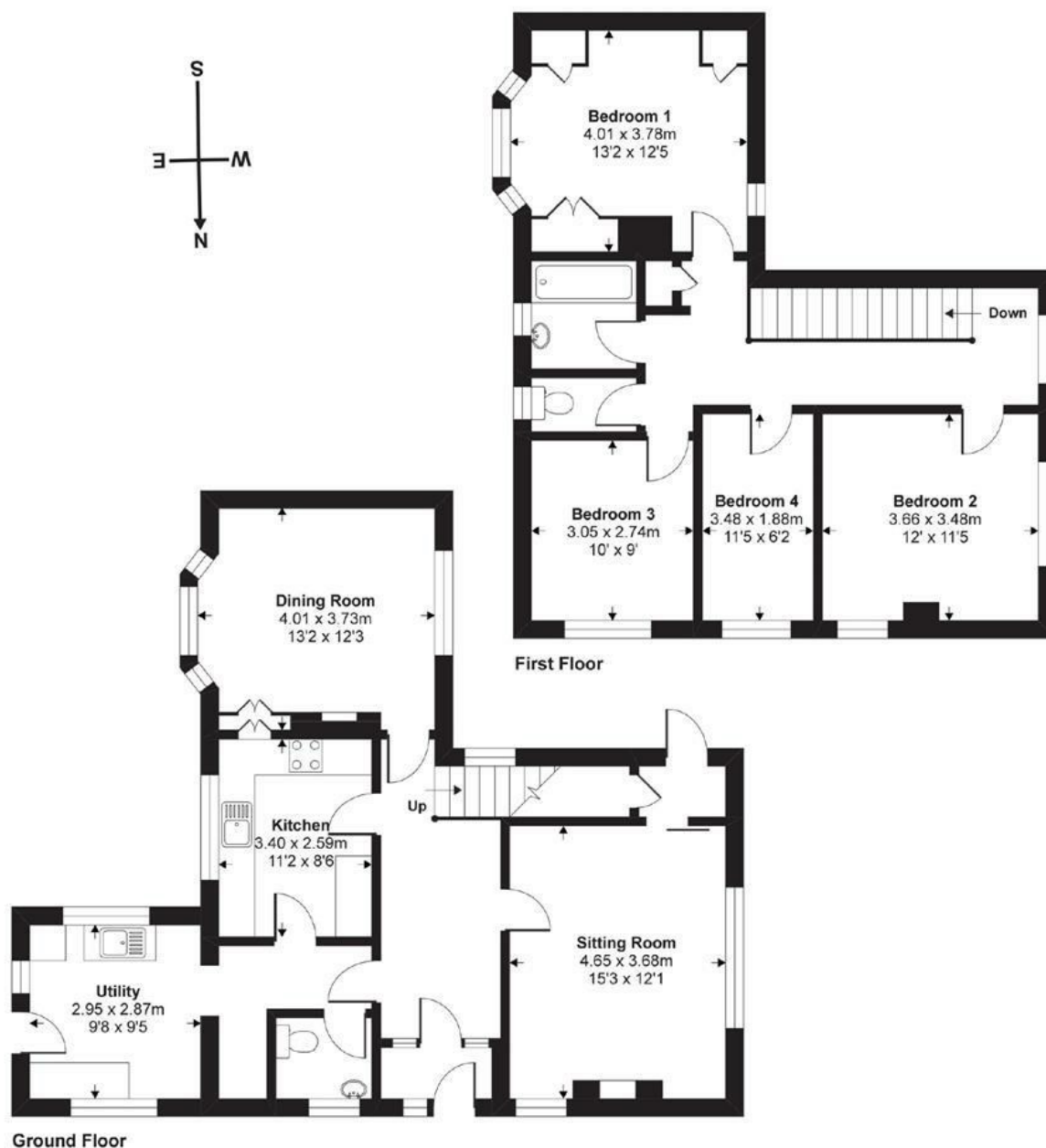
From Alphington proceed into Dawlish Road and as this road becomes Chantry Meadow, turn left into Dawlish Road. The entrance drive to the property is on the left after 300 yards. Proceed down the gravelled track and the entrance to the house is on the right.

OVERAGE CLAUSE

An overage clause will be in the contract of sale that if planning consent is granted for any additional permanent dwellings on the property within 20 years then 50% of any increase in value will be payable to the sellers.



Approx. Gross Internal Floor Area
139.4 Sq Metres 1501 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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