



Rathgar, Clapham, Near Exeter

Guide Price £375,000

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Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

Rathgar is an attractive and spacious detached property which enjoys an enviable semi rural location between the Cathedral city of Exeter and the beautiful Haldon Hills. The small hamlet of Clapham is only a few minutes drive from the city centre and yet is surrounded by lovely open countryside. The village of Kennford provides excellent local amenities and nearby Haldon Forest Park is a haven for wildlife and offers miles of trails by bike, on foot, or on horseback. The M5 motorway and the main dual carriageways to Plymouth and Torbay are a short drive away. Exeter airport and several mainline railway stations are all within easy reach.

Rathgar was originally built during the 1920s and it provides versatile and attractively presented family accommodation which benefits from double glazing and central heating. The main features include a well proportioned living room with patio doors onto the delightful swimming pool area which is ideal for entertaining. The spacious and recently refitted kitchen/breakfast room is complemented by a good sized utility room. There are two ground floor bedrooms served by a well appointed bathroom. Upstairs is a further useful office room or sitting room/den which adjoins the largest bedroom, and a fourth bedroom with useful eaves storage.

Outside are excellent parking and garaging facilities which include an extensive driveway with two separate access points onto the lane. The large well equipped detached double garage includes an inspection pit and an adjoining workshop.

The heated swimming pool is set within a secluded terrace and includes a large games room with shower and changing facilities. It offers obvious potential as ancillary accommodation to the main house subject to the necessary planning consents being obtained.

'Rathgar' adjoins a commercial building which is also owned by the seller and this building is to be replaced by four houses next year. Further information about this significant enhancement to the immediate area is available on request.

ACCOMMODATION

The accommodation with approximate measurements is as follows:

Attractive wooden panelled front door with a circular window to spacious

Porch 4.06m x 2.07m (13' 4" x 6' 9")

Stripped pine flooring and twin double glazed windows overlooking front garden. Radiator; half glazed door with windows either side to

Hall

Cupboard under stairs; radiator.

Living/Dining Room 6.19m x 4.35m (20' 4" x 14' 3")

A bright room with triple aspect including double glazed patio doors which overlook the swimming pool area. Living Flame fitted gas fire; two radiators; television aerial point; telephone point.



Kitchen/Breakfast Room 5.03m x 3.48m (16' 6" x 11' 5")

A bright triple aspect room with double glazing and an

extensive range of fitted units with concealed lighting; 1½ bowl stainless steel sink unit set within roll edge worktops with tiled splashbacks; integrated dishwasher; stainless steel Belling Kensington range cooker with matching extractor canopy over; useful alcove for fridge etc; radiator; coved ceiling; television aerial point; half glazed door to



Utility Room 3.65m x 2.79m (12' x 9' 2")

A double aspect room with double glazing; roll edged worktop with plumbing for an automatic washing machine underneath. Central heating boiler; electricity consumer unit; radiator; telephone point; door leading to outside.

Bedroom 2 4.21m x 3.03m (13' 10" x 9' 11")

A double aspect room with double glazing and views over the swimming pool area. Radiator; television aerial point.

Bedroom 3 3.71m x 2.73m (12' 2" x 8' 11")

Double glazed window to the rear of the property; radiator.

Bathroom

Attractively appointed with a white suite comprising a panelled bath with a tiled surround and an electric shower unit over; shower screen; pedestal wash basin with a tiled surround and a mirror over; close coupled WC; radiator; obscured double glazed window; coved ceiling.

Stairs to

Landing

Double glazed window with a pleasant view towards the Haldon Hills; access to eaves storage.

Sitting Room/Den or Office 5.28m x 2.66m (17' 4" x 8' 9")

With part sloping ceilings; a Velux double glazed window; two radiators. This room links directly to...

Bedroom 1 6.13m x 2.22m widening to 2.89m (20' 1" x 7' 3" widening to 9' 6")

Triple aspect room with double glazing and pleasant views. Part sloping ceiling; radiator.

Bedroom 4 2.96m x 2.75m (9' 9" x 9' 0")

Airing cupboard housing hot water cylinder; access to boarded eaves storage; part sloping ceiling with recessed spotlights.

OUTSIDE

The house is approached via an extensive parking and turning area which provides space for numerous vehicles.

Detached Double Garage 5.86m x 5.56m (19' 3" x 18' 3")

Twin pairs of painted timber doors; inspection pit; ample power and lighting; double glazed window to one side; opening to adjoining....

Workshop 3.95m x 3.77m (13' x 12' 4")

A double aspect room with double glazed windows; power and lighting; access to the loft storage area and a painted timber door leading to outside.



At the side of the driveway is a good sized lawned area with an ornamental pond and a timber shed.

To the side of the house there is a **secluded Swimming Pool area**. The heated pool measures 24' by 12' and the depth ranges from 3' to 6'. The terrace benefits from outside lighting and there is a substantial...



Games Room/ Changing Room 6.05m x 5.58m (19' 10" x 18' 4")

A triple aspect with double glazing and patio doors overlooking the pool; coved ceiling; power and lighting; gas heater; pump and boiler room; double glazed door. **Cloakroom** with hand wash basin and an electric water heater; close coupled WC and obscure double glazed window. **Shower Room** with electric shower unit with an extractor.



To the rear of the house there is a further area of garden which has been laid out with ease of maintenance very much in mind and which includes a pear tree and an outside tap.

SERVICES

Mains water and electricity are connected; drainage is by means of a septic tank and the central heating system is fuelled by bottled gas.

TENURE

Rathgar is offered freehold with vacant possession on completion.

COUNCIL TAX BAND

Rathgar is currently Council Tax Band E

LOCAL AUTHORITY

Teignbridge District Council
Forde House
Brunel Road
Newton Abbot
TQ12 4XX.
Telephone 01626 361101.

HOME INFORMATION PACK

A Home Information Pack has been prepared for this property and details are available from the agents.

ENERGY PERFORMANCE CERTIFICATE



DIRECTIONS

From Exeter take the A379 towards Newton Abbot and Torquay. On the slip road onto the A38 dual carriageway turn left (Kennford, Kenn, and Dunchideock) and then left again over the dual carriageway. Follow the lane for approximately a mile into Clapham. At Clapham turn left and Rathgar will be found after a short distance on the left hand side.

VIEWING

Strictly by prior appointment with the vendor's agents:

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Floorplan For Illustrative Purposes Only. Where needed, please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.