



Ranchi



# Ranchi

Longdown, Exeter, EX6 7SR

Exeter City Centre (4 miles), Haldon Forest (5.4 miles)

A well positioned and highly versatile two bedroom bungalow, offering an exciting opportunity for renovation, set within generous gardens and enjoying far-reaching rural views.

- Versatile bungalow
- Set back from the road
- Gardens amounting to 0.81 acres
- Ample private parking
- Council Tax Band: D
- In need of renovation
- Village location
- Single garage
- Freehold
- EPC: F

Guide Price £275,000

## SITUATION

The property is situated in the small village of Longdown, only 5 miles from the Dartmoor National Park. The village has a vibrant community with a popular pub and village hall. It is set well back from the road in a south-facing location. It is only 2 miles from St Thomas, a suburb of Exeter which has a good range of day-to-day facilities whilst the centre of Exeter is only 4 miles. Longdown has excellent access to the A30 dual carriageway.

## DESCRIPTION

Ranchi is a well-positioned and highly versatile two bedroom bungalow, offering an exciting opportunity for renovation, set within generous gardens and enjoying far-reaching rural views. A pathway from the entrance drive leads to the front garden and a glazed entrance porch, opening into a central hallway which provides access to the principal accommodation. To the right, a bright dual-aspect sitting room features a bay window and built-in cupboards, while to the left lies a flexible double bedroom, equally suited as an additional reception room.



Further along the hallway are a second double bedroom, a family bathroom, and a dining room with useful storage cupboards. From the dining room, an inner hallway with a separate WC leads through to a modest kitchen fitted with a range of wall and base units. Beyond the kitchen, a rear porch provides direct access to the gardens.

Overall, Ranchi presents a rare opportunity to create a delightful home tailored to individual requirements, in an attractive rural setting.

### **GARDENS & GARAGE**

To the side of the bungalow, a driveway provides ample off-road parking and leads to a detached single garage. The property is set within generous gardens extending to the front, side and rear, offering a high degree of privacy and a delightful outlook. Meandering pathways guide you through the grounds to a charming area of woodland, enhancing the sense of seclusion and connection with the surrounding countryside. In all, the grounds extend to approximately 0.81 acres.

### **SERVICES**

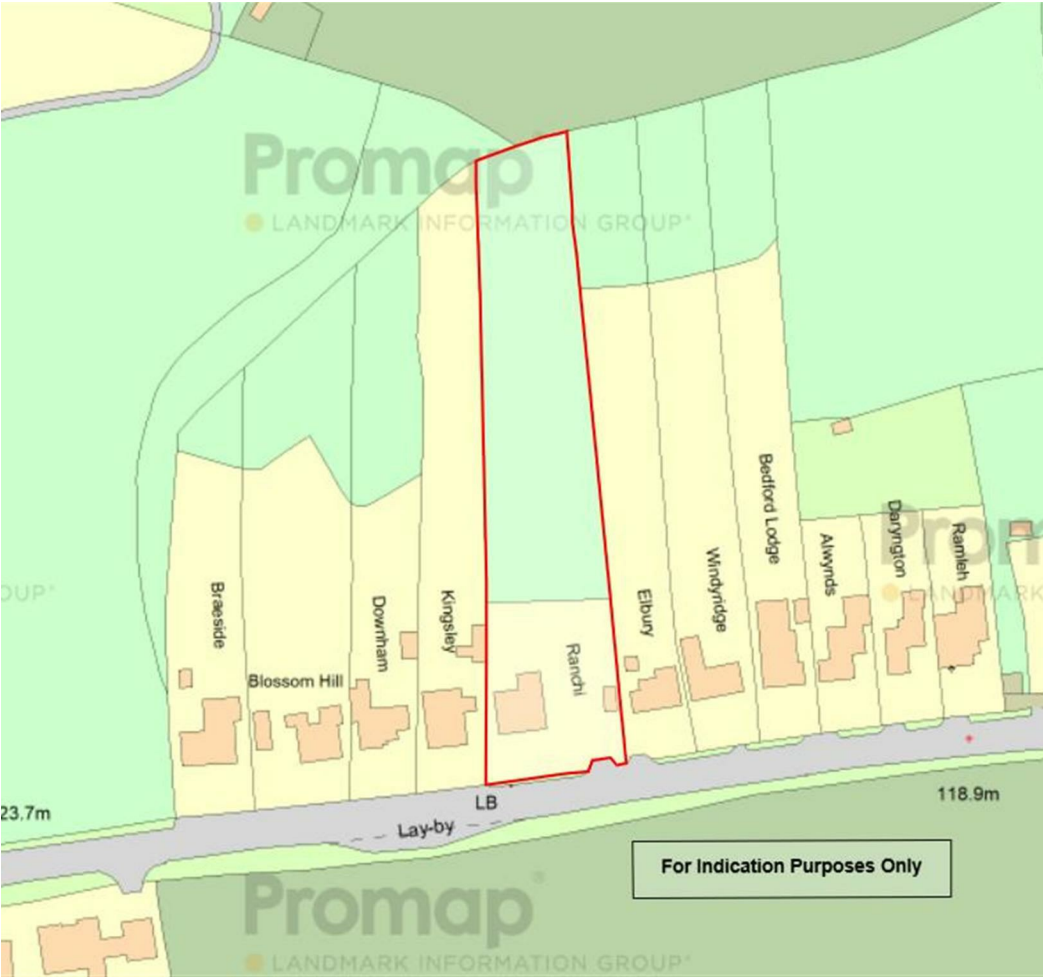
Mains water, electricity, drainage.  
Electric central heating.

### **DIRECTIONS**

From Exe Bridges take the B3212 to Moretonhampstead. Enter the village of Longdown and after a short distance the property is on the right.  
What3words -///happen.when.colleague



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                     |         |           |

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

exeter@stags.co.uk  
01392 255202

