



Regal Court, Exeter, Devon





An impressive **modern** five bedroom home in a popular east Exeter suburb.

Summary of accommodation

Ground Floor: Reception hall | Sitting room/dining room/family room | Kitchen | Snug/cinema room | Study | Utility | Laundry | Cloakroom

First Floor: Principal bedroom with balcony and en suite shower room | Two further bedrooms en suite

Second Floor: Two bedrooms | Bathroom

Outside: Bike store | Gardens

Distances

M5 (Jct 30) 1.3 miles, Exeter city centre 3.5 miles, Exeter Airport 3.9 miles (1 hour to London City Airport)

Exeter St. David's station 4.8 miles (2 hours to London Paddington)

(All distances and times are approximate)



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Location

The popular Exeter suburb of Newcourt is a modern community with easy access to the city centre, local amenities and transport connections, as well as the beautiful Devon countryside. There are plenty of facilities nearby, including at Lower Wear, while Exeter city centre is three miles from the property and provides excellent shopping, leisure and cultural facilities.

The area has plenty of leisure activities to choose from such as tennis clubs, a walking group, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of the property.

The area offers excellent transport links and Exeter's four mainline train stations are all less than five miles from the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The M5 is just a mile away, providing links to the national motorway network, while Exeter International Airport, just over four miles away, offers both local and international flights.

The region is well served by good private and state schools such as St. Michael's CofE Academy, Lady Seaward's CofE Primary School and St. Leonard's CofE Primary School, all rated 'Outstanding' by Ofsted.



The property

1 Regal Court is a stylish contemporary home offering five bedrooms, light and airy reception rooms, and elegant understated modern styling throughout.

The heart of the home is the open-plan sitting room, dining room and family room at the rear. This generous living and entertaining space features sliding glass doors opening onto the garden, as well as wooden parquet flooring and plenty of space for both a seating area and a family dining table.

The open-plan kitchen features sleek, modern fitted units to base and wall level and low-level LED lighting, as well as a central island with a breakfast bar. There are also integrated appliances, including a double oven and an induction hob. Additionally, the ground floor has a utility room and a laundry for further appliances and home storage.

Additional reception rooms include the snug or cinema room and at the front, the study for home working. On the first floor there are three well-presented double bedrooms, including the principal bedroom with its en suite shower room, as well as fitted wardrobes and sliding glass doors opening onto a private balcony.



The other two first-floor bedrooms both have en suite shower rooms, while the second floor offers an additional two double bedrooms, plus a family bathroom.

Garden and grounds

At the front of the property, the driveway provides plenty of parking space, while there is a well-presented garden with various shrubs and border hedgerow. At the rear, the garden includes an area of paved patio for al fresco dining with an outdoor food prep and barbecue area, plus a timber deck on which to relax or entertain. There is also an area of lawn and borders of high timber fencing, providing a sense of privacy from neighbouring properties.

Services

xxx

Directions

Postcode: EX2 7RR
what3words: ///phones.vows.apple

Property information

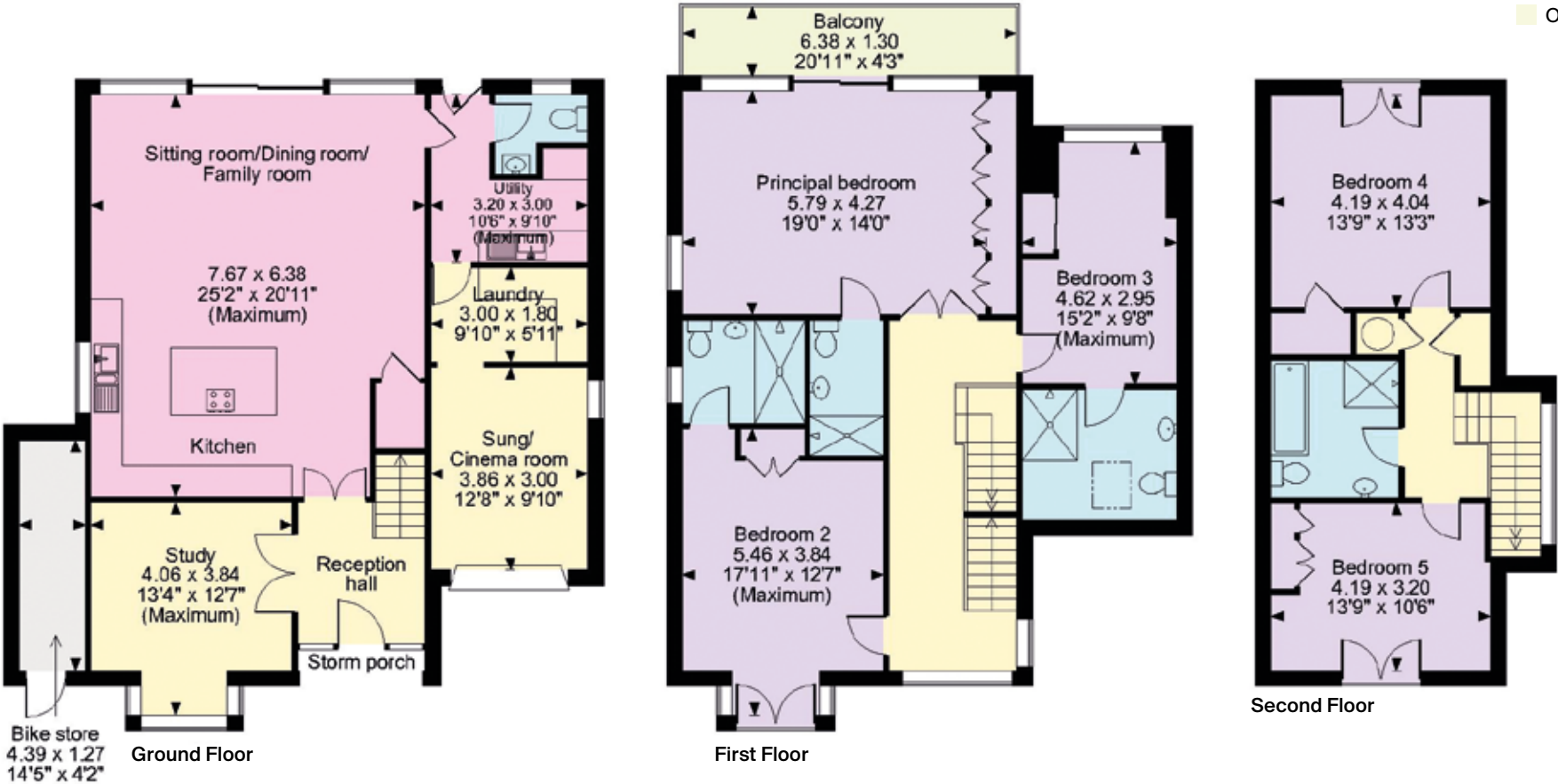
Tenure: Freehold
Local Authority: Exeter City Council
Council Tax: Band G
EPC Rating: ???
Guide Price: £000,000



Approximate Gross Internal Floor Area
2594 sq ft (241.0 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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