



# 10, REGAL COURT

Old Rydon Lane, Exeter, Devon



## BEAUTIFULLY DESIGNED CONTEMPORARY HOME

Offering light, space and style within a small, exclusive development on Exeter's edge

### Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen/dining/family room | Sitting room | Study | Utility room | Cloakroom

**First Floor:** Principle bedroom/shower room suite with balcony | 2 further bedroom/shower room suites

**Second Floor:** 2 bedrooms | Bathroom

**Outbuildings:** Double garage | Parking | Garden

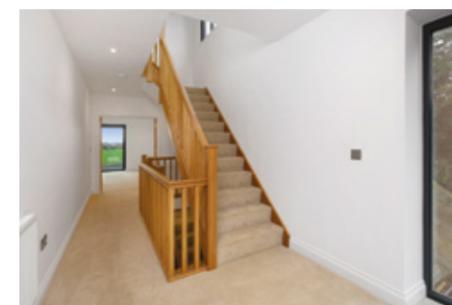
**Distances:** Exeter City Centre 3.5 miles, Exeter St David's Station 5 miles, Exeter Airport 5 miles, Topsham 3 miles  
(All distances and times are approximate)



## SITUATION

Old Rydon Lane is on the eastern edge of the city, within easy reach of Exeter's thriving city centre, including Princesshay shopping centre, John Lewis department store, the museum, numerous restaurants, the cathedral and Cathedral Green, all surrounded by historic buildings. The Royal Devon and Exeter Hospital is about 3 miles away, and also easily accessible is the historic Exeter Quay, offering waterside walks, shopping, dining and leisure activities. There is an excellent range of cultural, leisure and sporting facilities with theatres and cinemas. Exeter Golf and Country Club is about 1.5 miles away and, very close by, is Sandy Park, home to Exeter Chiefs rugby, where there is also a David Lloyd Club.

Also within very easy reach is the delightful ancient port town of Topsham, on the banks of the beautiful Exe Estuary, famous for its shipbuilding and maritime heritage, 17th-century Dutch-style architecture, charming narrow streets and quay. There is an excellent range of local amenities including independent shops, pubs, cafés, excellent restaurants and a variety of sporting facilities including a sailing club, outdoor swimming pool, bowling green and tennis courts.

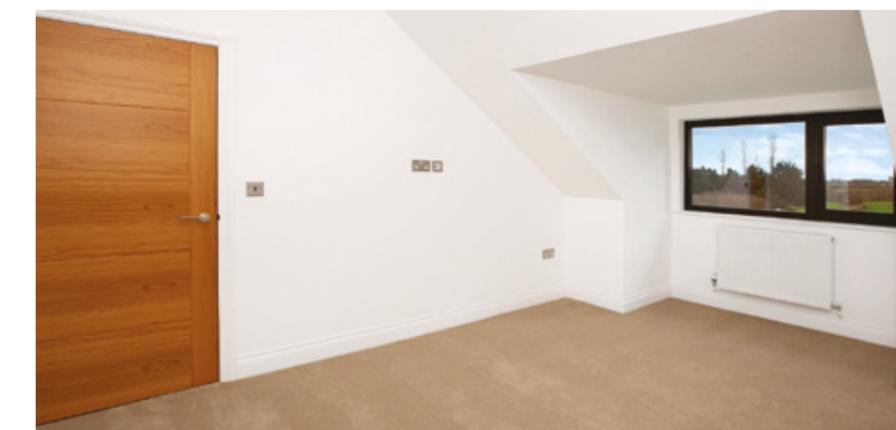


There are ferries across the estuary from Topsham to Turf and Double Locks, and scenic walks including the Exe Estuary Trail, a 16-mile, mostly flat cycle and walkway around the estuary. The Exe Estuary is one of the most important estuaries in Europe for wildlife, and the RSPB Bowling Green Marsh nature reserve, close to the town, is home to an abundance of migratory birds.

Close to Topsham and Old Rydon Lane is Dart's Farm shopping village, winners of the Farm Retail Awards Best Farm Shop in the UK (2025), offering restaurants, cafés, shops, a wellness spa and more. At the mouth of the Exe Estuary is Exmouth, with its marina and sandy beach, providing excellent facilities for sailing and other water sports.

There is a good selection of schools in the area, with primary schools in Topsham and Exeter, state secondary schools, Exeter College, and private schools including Exeter School and The Maynard School for girls. Exeter is also home to one of the UK's top universities.

Regal Court is within an easy ten-minute walk of Newcourt railway station, with regular trains to Exeter Central and Exmouth. There are stations in Exeter providing mainline connections to London (Paddington and Waterloo). Junction 30 of the M5 motorway is about a five-minute drive, and Exeter Airport is about 5 miles away.



# THE PROPERTY

Regal Court is located along Old Rydon Lane on the eastern edge of the city, within easy reach of the Met Office, Science Park, Sowton Business Park and more. This exclusive development consists of ten high-specification, stylish, luxury contemporary homes, of which Number 10 is the end property. It features high-quality fixtures and fittings throughout and is designed to create a versatile layout with maximum use of space and light. This includes a large open-plan living space with high-quality fitted kitchen, dining and sitting areas, with glazed bi-fold doors opening to the terrace and garden, plus a separate sitting room and a study, both with glazed doors to a paved terrace. All ground-floor rooms have attractive solid oak herringbone parquet flooring.

On the first floor is the 21-foot principal bedroom with glazed doors opening to a balcony with glazed balustrade, overlooking the garden and adjoining field. There are two further bedroom/shower room suites on the first floor, one with a bay window and Juliette balcony, and two additional bedrooms with Juliette balconies and a family bathroom on the second floor.

High electric gates open into a broad tarmac parking and turning area in front of the house, where there is a double garage. To the rear, the glazed bi-fold doors from the kitchen/dining/family room open to a paved terrace and enclosed lawned back garden.

## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Private Parking for 3 Cars / Gas boiler, underfloor and radiator heating system / Solar Panels / Mains Water, Electricity and Gas

**Local Authority:** Exeter City Council - 01392 277888

**EPC:** Rating A (102)

**Postcode:** EX2 7RR

**what3words:** ///again.vague.enjoy



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

Garage  
26.3 sq.m. (283 sq.ft.) approx.



Ground Floor  
96.5 sq.m. (1038 sq.ft.) approx.



1st Floor  
94.1 sq.m. (1013 sq.ft.) approx.



2nd Floor  
51.1 sq.m. (550 sq.ft.) approx.



Approximate Gross Internal Area = 267.9 sq m / 2,883 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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