




WHITTON & LAING

Knowhow. It comes from experience.

Regal Court
Old Rydon Lane
Exeter





Specification

Kitchen

- A choice of Alno kitchen designs
- A choice of Silestone worktops with upstand • Siemens appliances; single over, compact over/microwave, warming drawer, 5 zone induction hob, extractor, dishwasher, integrated fridge/freezer or American fridge/freezer

Bathrooms

- Duravit rimless soft-close toilets, basins and vanity units, back to wall bath.**
- Grohe taps and mixer taps • Heated towel rails
- LED mirror • Shaver socket • Mira digital rain showers with handheld shower • A selection of Porcelanosa tiling • Glass panel enclosures or wet-room style central panel

General

- LED and data smart lighting controlled via smart control system
- Ground floor finished with either engineered wood parquet or wide plank flooring, stairs and upper floors finished with carpets

An exclusive private gated development of just 10 zero carbon contemporary detached houses which have been thoughtfully designed and finished to the highest specification.

Beautifully crafted with an unmatched quality of fixtures, fittings and furnishings, these stunning contemporary style homes provide new levels of luxury and modern living, perfectly combining function and form with elegance and sophistication.

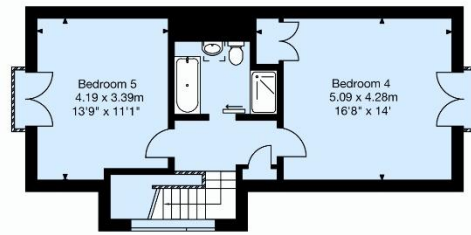
These individually designed, traditionally built and spacious properties have been conceived, designed and created with thoughtful focus on modern day sustainable quality living. Particular thought has been paid to creating a versatile layout with a heightened sense of light and space, which includes a huge open plan living space, ground floor study/home office, separate first floor drawing room with (optional) second fireplace. These properties also benefit from 300Mb superfast fibre optic broadband, Siemens power storage systems, deep balconies, attractive landscaped gardens and large fitted garage workshops. All the principal rooms have wide glazed windows and/or deep usable balconies with lovely views over open countryside.

Optional smart home control systems can be installed enabling security, heating, lighting and entertainment systems to be controlled remotely from your IOS/Android device.

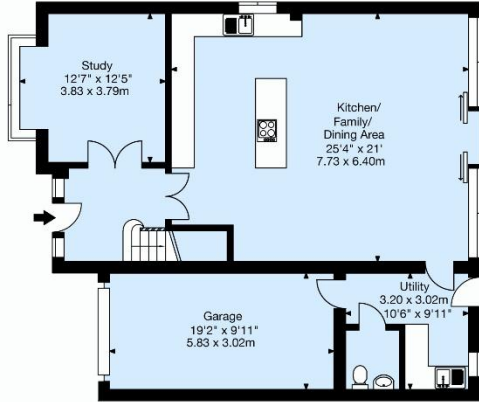
Regal Court's main entrance will operate a secure gate entry system ensuring that Regal Court remains a private and protected place to live. Driveways will be finished with brick paviors and the garden areas will be landscaped. There are options for additional upgrades such as an external pet shower and fitted work benches and tool cabinets in the garage.



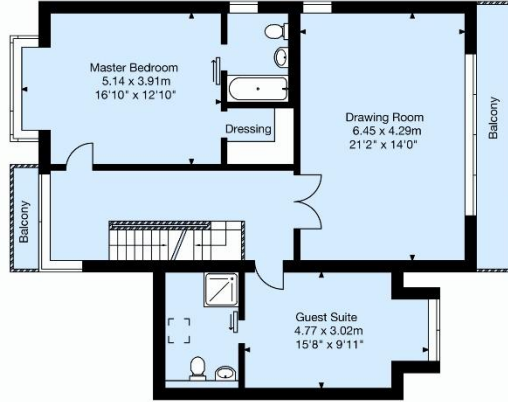
Plots 1 & 3
 Approx. Gross Internal Area
 2605 Sq Ft - 242 Sq M
 (Including Garage)



Second Floor

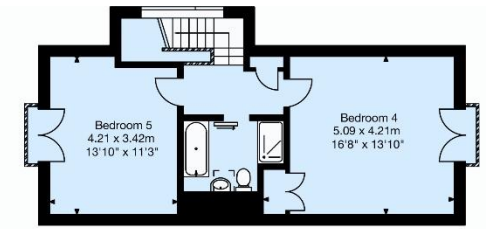


Ground Floor

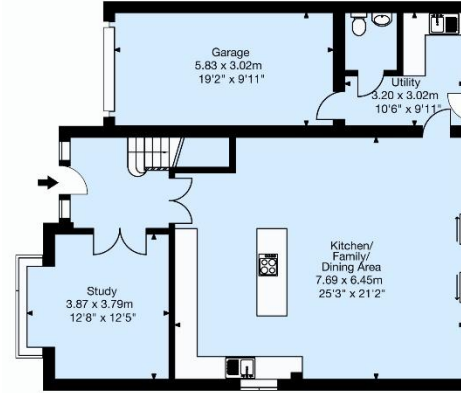


First Floor

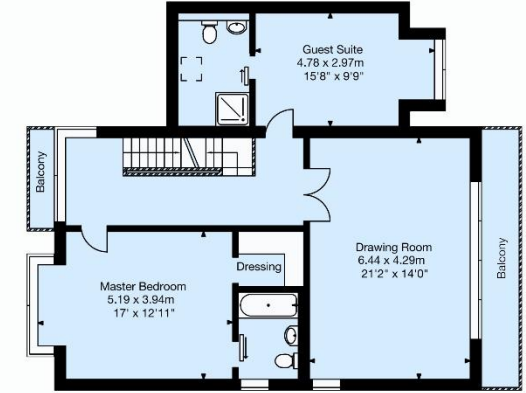
Plots 2, 4 & 5
 Approx. Gross Internal Area
 2604 Sq Ft - 242 Sq M
 (Including Garage)



Second Floor

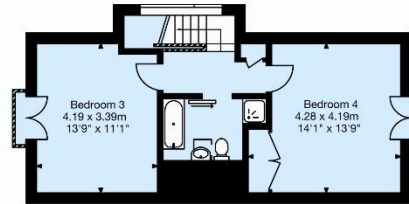


Ground Floor

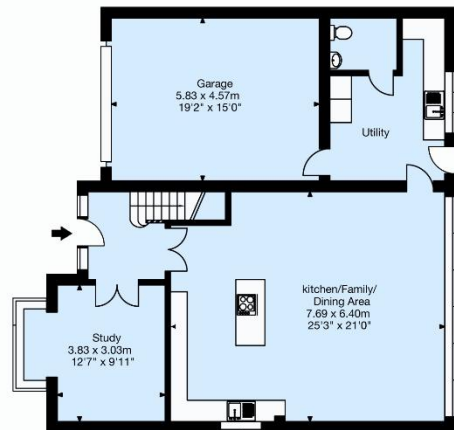


First Floor

Plot 6
 Approx. Gross Internal Area
 2895 Sq Ft - 269 Sq M
 (Including Garage)



Second Floor

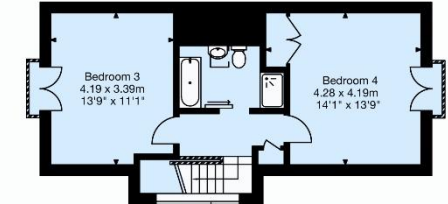


Ground Floor

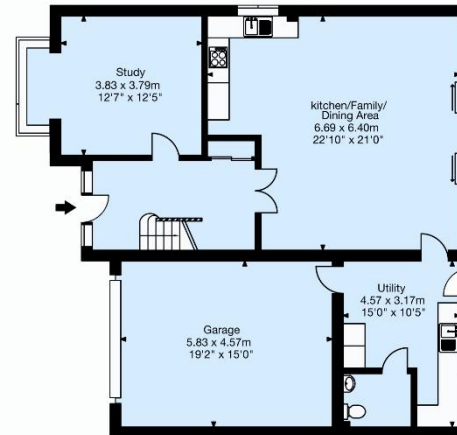


First Floor

Plot 7
 Approx. Gross Internal Area
 2873 Sq Ft - 267 Sq M
 (Including Garage)



Second Floor



Ground Floor



First Floor

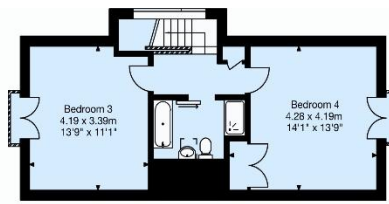
The Location...

Regal Court is conveniently situated for easy access into the city and also to the tremendous range of facilities, amenities and attractions this special part of the West Country has to offer. Just three miles from the centre of Exeter, Regal Court is within a short walking distance of Newcourt train station taking you into the city in minutes and within easy reach of the Park and Ride, Met Office, Science Park and Sowton Business Park. All major traffic routes are within a few minutes' drive, giving easy access to Exmouth (9 miles), Dartmoor National Park (15 miles), Plymouth (45 miles), Bristol (78 miles) and London (194 miles). Exeter is well served with excellent transport facilities, having two mainline train stations (fastest London Paddington train is just over two hours), Exeter International Airport (5.5 miles) with circa 60 minute flights to London City Airport and very good local bus and train services.

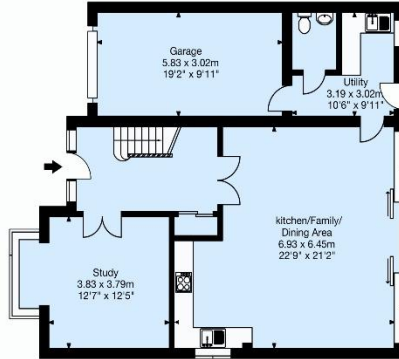
Directions...

On leaving the City centre on the Topsham Road, proceed to the Countess Wear roundabout. Take the left hand turn after the Shell garage into Rydon Lane and after several hundred yards indicate to the right and cross over the dual carriageway into Old Rydon Lane. Follow the road around and proceed under the railway bridge and Regal Court will be found on the right.

Plot 8
Approx. Gross Internal Area
2594 Sq Ft - 241 Sq M
(Including Garage)



Second Floor

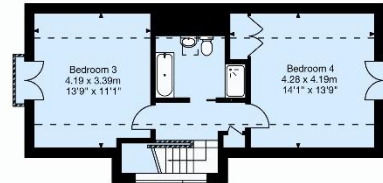


Ground Floor

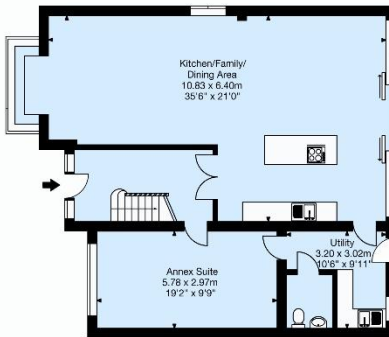


First Floor

Plot 10
Approx. Gross Internal Area
2572 Sq Ft - 239 Sq M
(Including Garage)



Second Floor

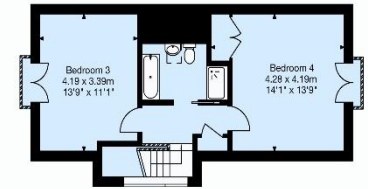


Ground Floor

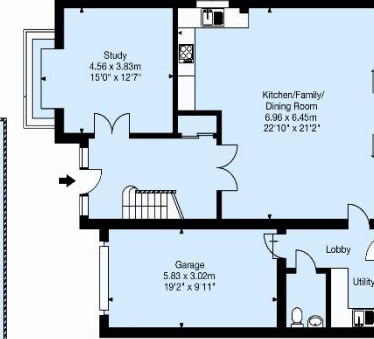


First Floor

Plot 9
Approx. Gross Internal Area
2572 Sq Ft - 239 Sq M
(Including Garage)



Second Floor



Ground Floor



First Floor



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



Please Note: Internal photos are actual photos of the Show home. External photos are CGI.

More details from...

20 Queen Street
Exeter
EX4 3SN

01392 259395
property@whittonandlaing.com
www.whittonandlaing.com


WHITTON & LAING

Knowhow. It comes from experience.