



62 Masterson Street
Exeter | Devon | EX2 5GR

FINE & COUNTRY

62 MASTERSON STREET



Built by C G Fry builders in 2006, this imposing detached residence seamlessly blends Regency style with contemporary convenience, in a desirable location near the city centre, RD&E Hospital, and Exeter Quay.





BEACH





KEY FEATURES

Spanning across three floors, the accommodation boasts a flexible layout, offering versatile living spaces, including a generously proportioned open plan kitchen/diner. The well-appointed kitchen has built-in appliances such as a dishwasher, fridge/freezer, double oven, and gas hob. Leading on from the kitchen, a useful and practical utility room grants access to the rear garden. A dual aspect study creates an ideal setting for a home office. There is also a ground floor reception room with French Doors that open onto the rear garden.

Ascending to the first floor, an expansive triple aspect sitting room greets you with its abundance of natural light, pleasant open outlook, and features a charming fireplace. Also located on this level is the spacious master bedroom, complete with built-in wardrobes and an en-suite shower room.

On the second floor, there are three further double bedrooms, accompanied by a well-appointed family bathroom.

The rear garden offers a delightful retreat with a patio area perfect for summer entertaining, while the low-maintenance lawn with beautiful mature tree offers additional shade and privacy. Wooden gates open onto a secure parking area at the end of the rear garden, adjacent to the double garage, which features electronically operated doors, ensuring convenience and security for your vehicles. This remarkable residence captures the essence of timeless design combined with contemporary functionality. Built by C G Fry builders, the property stands as a testament to their craftsmanship, offering a desirable living experience in an enviable location in the heart of Exeter.







SELLER INSIGHT

“ Wyvern Park appealed to me because even though it is a relatively recent housing development, completed in 2006, the architectural nuances found throughout the diverse property designs create a development that resembles a well-established city suburb rather than a modern housing estate. The thoughtful layout of the buildings, harmoniously integrated with the surrounding mature trees, adds a thoughtful and sympathetic touch which enhances the enjoyment of the area.

The remarkable size of the property, coupled with spacious rooms, creates a sense of grandeur that is further enhanced by the architectural details meticulously incorporated by C. G. Fry & Sons. The serene feel of this house, combined with solid construction and beautiful finishes, results in a house that exudes relaxation and comfort. The high ceilings contribute to the overall grandeur, leaving a lasting impression. The inclusion of a double garage was an essential requirement for me, while the easily maintained level rear garden provides ample space for summer gatherings and entertaining. The fact that this house is a one-of-a-kind design, not replicated numerous times in the vicinity, adds to its charm and makes it truly feel like an individual and exceptional residence.

The expansive communal green at Wyvern Park is just 2 minutes' walk from the house and has given my children space and independence whilst creating happy childhood memories playing in the playground and basketball court. Wyvern Park strikes the perfect balance between tranquillity and accessibility, allowing for a simpler way of life. My children were able to make their way to school independently, allowing them more freedom which became more important as they got older.

This house has served as an ideal family home, but now that my children have grown into adults, the time has come for me to move on.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























INFORMATION

Area Information:

The convenient location of Wyvern Park is one of its greatest assets with excellent nearby state and private schools alongside Exeter College and Exeter University. It is situated in close proximity to RD&E hospital and the city centre. Residents can easily access a wealth of amenities, including high-quality shopping outlets, renowned restaurants, and vibrant cultural attractions. The vibrant pulse of Exeter is just a stone's throw away, allowing for a truly cosmopolitan lifestyle. For those seeking outdoor adventures, Wyvern Park offers easy access to the picturesque River Exe, where riverside walks and water activities await. The area's natural beauty extends to nearby parks and green spaces, providing opportunities for leisurely strolls or picnics amidst the fresh air.

Residents of Wyvern Park also benefit from excellent transportation links, ensuring seamless connectivity to other parts of Exeter and beyond. Whether commuting to work, exploring the stunning Devon countryside, or embarking on a weekend getaway, the well-connected road networks and public transportation options make travel a breeze.

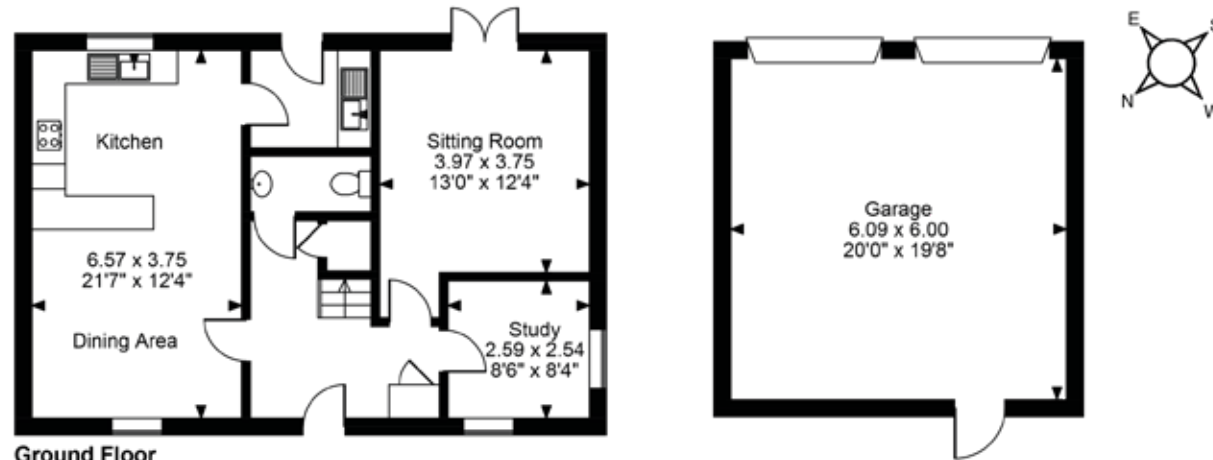
Services

Mains drainage, Gas Electricity and Water
Council Tax Band F

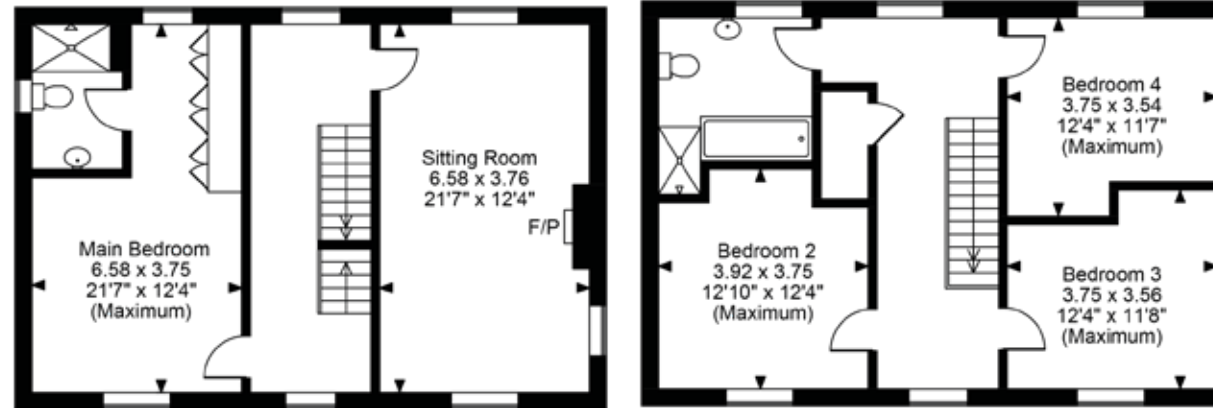
There is a management charge of approximately £110 per annum for the maintenance of communal areas.



Masterson Street, Exeter, Devon
Approximate Gross Internal Area
Main House = 2110 Sq Ft/196 Sq M
Garage = 393 Sq Ft/37 Sq M



Ground Floor



First Floor

Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8558031/SS



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Exeter
23 Southernhay West, Exeter, Devon EX1 1PR
01392 573900 | exeter@fineandcountry.com

