



---

13 Palmer Close





Exeter city centre 4.3 miles

---

**Built by Redrow, this exclusive five-bedroom detached family home boasts generous and versatile living accommodation on a desirable cul-de-sac within the popular West Clyst area.**

---

- Substantial Home
- Close to amenities
- Transport Links
- Corner Plot
- Double Garage
- Pleasant Outlook
- Cul-de-sac location
- EPC - B
- CTB - F
- Freehold

**Guide Price £650,000**

### SITUATION

This impressive family home is situated on a tucked away cul-de-sac as the centrepiece of the Saxon Brook Redrow Development. This exclusive road benefits from no through traffic and provides a pleasant, green outlook from the front aspect of the property, making for a safe location for families.

West Clyst is located on the Eastern fringes of Exeter, providing easy access to local amenities, close vicinity to major transport links such as mainline trains to London via Pinhoe Station, the M5 motorway and domestic and international flights from Exeter Airport. A choice of highly acclaimed primary and secondary schools are within close vicinity also. Additionally there are a wide array of beautiful scenic walks within the immediate area with stunning locations such as Broadclyst and Killerton set slightly further afield.

### DESCRIPTION

Built in 2017, this handsome Redrow home provides a substantial area of versatile living accommodation, perfect for a family. The layout of the property is well thought out and was finished to a high specification throughout. The ground floor comprises of a light and airy living room, a spacious, modern kitchen dining room with useful utility room and an additional multipurpose room with French doors leading onto the garden as well as a downstairs WC. The first floor has five bedrooms, two of which benefit from en-suites as well as a separate family bathroom. The spacious feel of the property is continued outside of the property with its low maintenance but large rear garden, including a vast outbuilding. It retains many additional features, from floods of natural light to a large, integrated double garage and parking for multiple cars to the front of the property.

### ACCOMMODATION

Through the entrance hall to the left is the living room, with built in storage and bay-fronted window, to the right-hand side of the hallway as you first walk in is access internally to the garage. Directly ahead leads into the kitchen/dining room, the kitchen benefitting from integrated appliances, to the left-hand

side of the dining space is the utility room. To the left of the entrance hall beyond the living room is the additional living space, this could be used as an extra snug room or equally as a study space, complete with French doors onto the garden. Just off of the hall to the left before this room is the WC. The first floor comprises of a spacious landing, to the front of the house are both the fifth bedroom and the master bedroom, benefitting from built-in storage and a large en-suite. To the rear of the property are the remaining three bedrooms, all of which are generously sized doubles, bedroom two also benefitting from an en-suite, lastly there is a family bathroom next to bedroom four and five.

### OUTSIDE

To the rear of the property is the large, low maintenance garden with outbuilding. To the front is an additional garden and parking for multiple cars.

### SERVICES

Mains gas, mains electric, mains water and drainage. High Speed Internet.

### DIRECTIONS

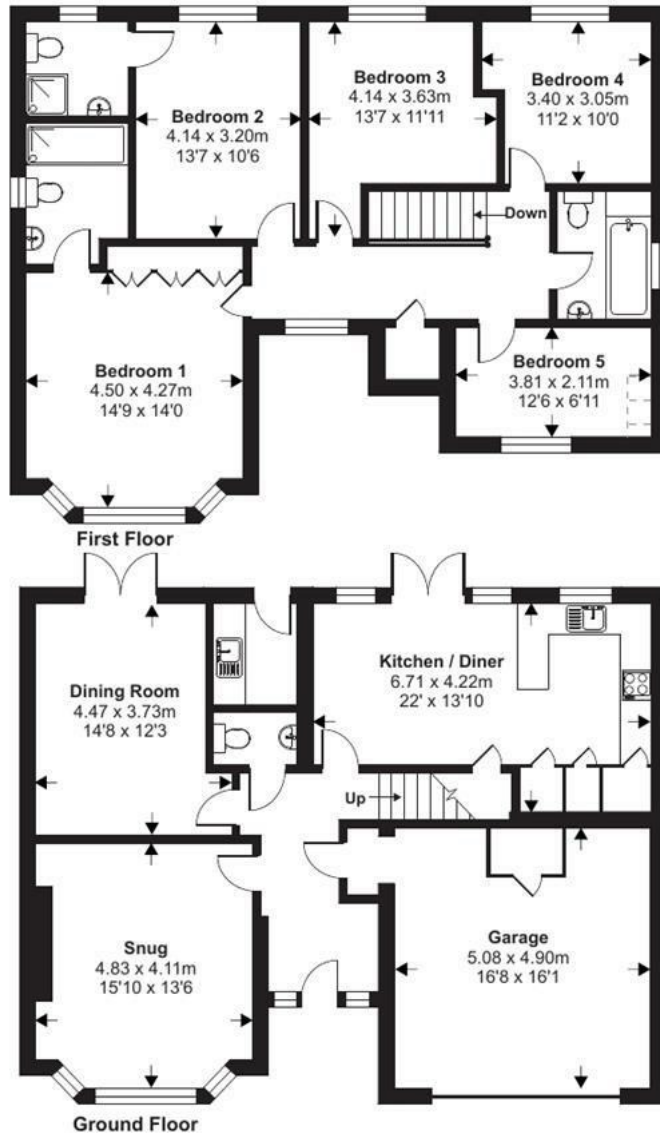
From Southernhay Gardens head down Paris Street towards the roundabout at VUE Cinema, take the first exit onto Western Way, through the traffic lights until the roundabout, take the third exit onto Blackboy Road leading into Pinhoe Road. Stay on Pinhoe Road until Lidl and take a left onto the B3181. Stay on this road, over the double mini roundabouts until you take a left onto Poltmore Road. Take the second left onto Hawkins Road and then the first left into Palmer Close. Take the second left on Palmer Close and the property is the corner plot at the end of the road.





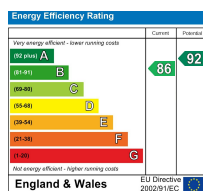
Approximate Area = 1870 sq ft / 173.7 sq m  
 Limited Use Area = 5 sq ft / 0.5 sq m  
 Garage = 272 sq ft / 25.2 sq m  
 Total = 2147 sq ft / 199.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1111460

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.



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

01392 255202

exeter@stags.co.uk

stags.co.uk