



12 Rydon Lane



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Exeter, Devon, EX2 7AW

M5 Motorway (1.4 Miles), RD&E Hospital (1.7 Miles)

A substantial 1930s family home with generous gardens and versatile accommodation, offered with no onward chain and direct access to Exeter Golf & Country Club.

- 1930s detached family home
- Private driveway with parking for several vehicles
- Scope for loft conversion (STP)
- Large level garden with entertaining terrace
- EPC Band: C(71)
- Five double bedrooms, two with en suite
- Direct access to Exeter Golf & Country Club
- Generous reception/dining room
- Freehold
- Council tax band: G

Guide Price £800,000

SITUATION

Occupying a superb position adjoining Exeter Golf & Country Club, 12 Rydon Lane enjoys excellent access to both Exeter city centre and the sought-after estuary town of Topsham. The property benefits from convenient transport links to the M5, A30 and A38, as well as a regular bus service into the city. This part of Exeter offers a well-balanced blend of city and countryside living, with excellent schooling, amenities, and leisure opportunities nearby.

DESCRIPTION

This handsome and spacious 1930s detached house is ideally suited to family living, offering a flexible arrangement of rooms with wonderful garden views and direct adjacency to the golf course. The house retains a sense of privacy while being conveniently located, and has been carefully maintained, with further scope to extend or convert the loft space (subject to the necessary consents). The level gardens, ample parking and versatile layout combine to make this a rare opportunity in a prime Exeter location.



ACCOMMODATION

A welcoming entrance hall gives access to a useful understairs storage cupboard, cloakroom with WC, and a home office ideal for remote working. The principal reception/dining room is a bright and spacious dual-aspect space with large windows overlooking the rear garden and golf course beyond. The kitchen is fitted with a comprehensive range of units, granite worksurfaces, a Rangemaster cooker, and opens into the conservatory which further enhances the living space. Adjoining the kitchen are a separate walk-in pantry and a well-equipped laundry room housing the gas boiler.

Upstairs, five double bedrooms are arranged around a generous landing, with three enjoying superb views to the rear. The principal bedroom benefits from a dressing area and en suite shower room, while a second bedroom also has en suite facilities. A family bathroom serves the remaining rooms, and the loft provides additional potential for conversion, subject to the usual consents.

OUTSIDE

The house is approached via a private driveway offering off-road parking for several vehicles. To the rear, the delightful South-East facing garden is predominantly laid to lawn, with a good-sized patio terrace for outdoor dining, well-stocked borders, and direct access to the boundary with the golf course. The garden offers a wonderful sense of space and tranquillity, ideal for families and entertaining alike.

SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband

Drainage: Mains drainage

Heating: Gas

Tenure: Freehold

EPC: C(71)

Council tax band: G

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

exeter@stags.co.uk
01392 255202

