



12, Old Rydon Ley









# 12, Old Rydon Ley

Exeter, Devon, EX2 7UA

John Lewis (3.3 Miles), Golf and Country Club (1 Mile), Topsham (1.5 Miles)

A superbly presented four-bedroom detached family home, enjoying generous accommodation, landscaped gardens and a garage with carport.

- Detached four-bedroom family home
- Stylish open-plan kitchen/dining room
- Superb sunroom overlooking the garden
- Landscaped front and rear gardens
- Freehold
- Situated in a peaceful cul-de-sac
- Spacious living room with bay window
- Bedroom one with dressing area and en-suite
- Carport, driveway parking and garage
- Council tax band: F

Guide Price £650,000

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## SITUATION

Old Rydon Ley is a select executive development on the eastern fringes of the university and cathedral city of Exeter. Tucked away in a peaceful cul-de-sac, it enjoys an excellent balance of tranquillity and convenience, being within walking distance of Topsham, Newcourt train station, Trinity School and the Exeter Chiefs' Sandy Park stadium. Within a few minutes' walk are the Exeter Rugby Club, a David Lloyd health club and Exeter Golf & Country Club, while the popular Exe estuary town of Topsham lies just a short drive away.

Exeter itself is set on the River Exe and offers a wealth of amenities including excellent shopping, dining, and leisure facilities, together with a wide choice of state and private schooling. The M5 is easily accessible and connects with the A30, A38 and A303, while Newcourt station provides a direct link to both Exeter St David's and Central stations, with services to London Paddington and Waterloo. Exeter International Airport offers flights across the UK and Europe.

## DESCRIPTION

12 Old Rydon Ley comes to the market for the first time in over 20 years and represents a rare opportunity to acquire a home in this sought-after location. The property offers bright and well-balanced accommodation with a generous living room, a modern open-plan kitchen/dining room, and an impressive sunroom overlooking the garden. Upstairs there are four double bedrooms, including a principal suite with dressing area and en-suite shower room. The house is complemented by landscaped gardens, a carport, ample parking and a single garage with power and storage.







## ACCOMMODATION

The front door opens to a welcoming entrance hall with understairs storage and a cloakroom. At the front of the house is a spacious living room with a bay window and open fireplace, which connects through to the open-plan kitchen/dining room. This stylish, recently fitted kitchen is equipped with a range of units, integrated appliances and a central breakfast bar, with ample room for family dining. French doors open into a large sunroom with an orangery-style ceiling, wood laminate tile effect flooring and views over the garden.

On the first floor, the generous master bedroom includes fitted wardrobes, a dressing area and a spacious en-suite. The second bedroom is a large dual-aspect double with built-in wardrobes, while the third and fourth bedrooms are both doubles, one currently used as a study. A modern family bathroom completes the internal accommodation.

## OUTSIDE

The front garden is attractively landscaped with lawn and planting, with a driveway leading to a carport and garage, providing ample off-road parking. The rear garden is enclosed and private, with a paved terrace for outdoor dining, a lawn, mature shrubs and trees, and a further seating area. A side gate provides access to a timber shed and the garage, which is fitted with power, lighting, an electric door and overhead boarded storage.

## SERVICES

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

Drainage: Mains drainage

Heating: Gas central heating and hot water solar panels.

Tenure: Freehold

EPC: C(75)

Council tax band: F

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

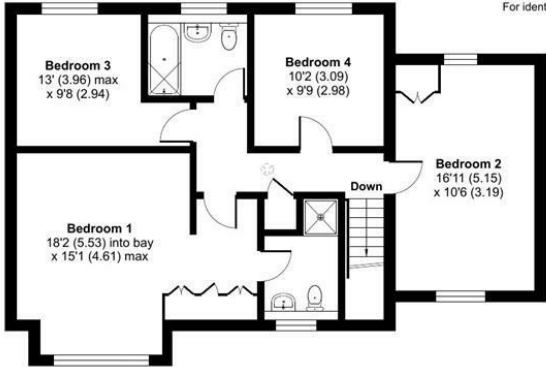
## AGENTS NOTES

The vendor has advised the property was built in 2000 mainly constructed of timber frame supported on steel lattice beams with a outer skin of bricks.

Old Rydon Ley, Exeter, EX2

Approximate Area = 1675 sq ft / 155.6 sq m  
Garage = 141 sq ft / 13 sq m  
Total = 1816 sq ft / 168.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







