



REGENCY DRIVE

EXETER, EX2 7SN



Robert Williams

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“A modern stylish detached home benefitting from an EPC A rating built by Heritage homes and sold from new in 2020”.



REGENCY DRIVE

EXETER, EX2 7SN

Built by respected developer Heritage Homes in 2020, this modern stylish three bedroom detached family home offers an A EPC rating and is located in the sought after & prestigious 'The Green' development between Newcourt and Topsham, close to the Exeter Golf and Country Club. The property benefits from driveway parking, garage, Solar Panels with Solax inverter plus private rear garden.

The Property

The internal accommodation comprises on the ground floor of modern fitted kitchen/diner with doors out to the rear garden, extensive living area and downstairs WC/cloakroom. The entire ground floor has underfloor heating. On the first floor are three bedrooms, the main with en suite facilities and family bathroom with shower and modern roll top bath.

To the outside the house benefits from private driveway parking and garage with electric roller door, to the rear of the property is a private rear garden.

The Location

Conveniently located for amenities and easy access to the city centre, the exquisite modern homes of The Green have it all. There are excellent road links, with direct routes into the city, along the Exe Estuary to the South Devon coast and the M5 motorway is just a five-minute drive away. Meanwhile, services from the recently added Newcourt Station provide easy access into Exeter.

3  bedrooms 2  bathrooms
2  receptions 3  car spaces

Local Authority: Exeter City Council

Council Tax Band: E

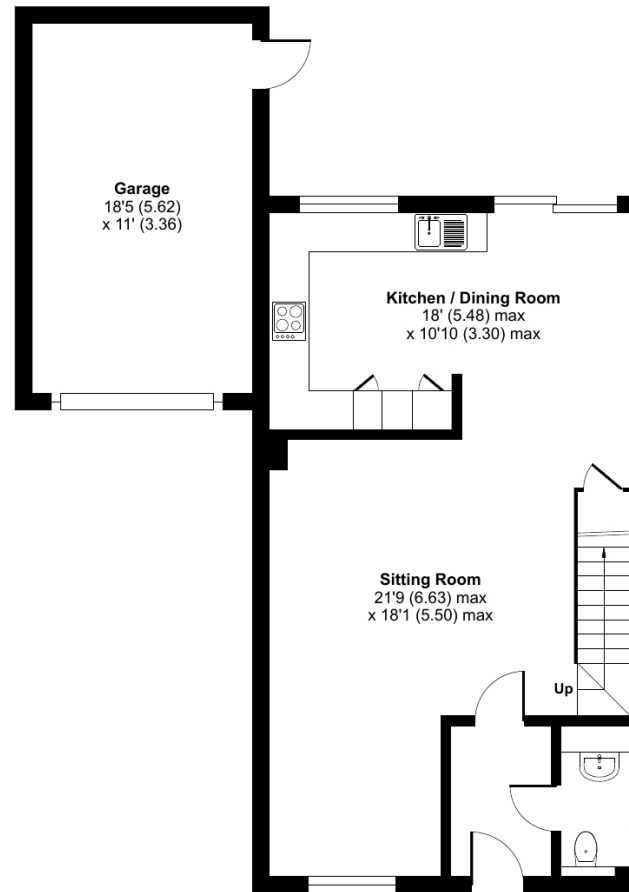
Tenure: Freehold

Heating: Gas Central Heating

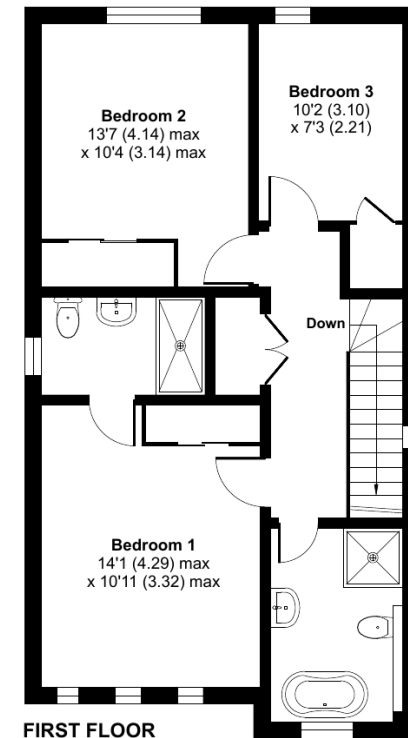
Services: Mains water and drainage

Energy Efficiency Rating: A (8 Solar Panels)





GROUND FLOOR



FIRST FLOOR

Regency Drive, Exeter, EX2

Approximate Area = 1200 sq ft / 111.4 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1403 sq ft / 130.2 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robert Williams Ltd. REF: 1270985



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Robert Williams Estate Agents, 2 Southernhay West, Exeter, EX1 1JG

Tel: 01392 204800 • sales@robertwilliams.co.uk • robertwilliams.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.