



East of **EXE**  
ESTATE AGENTS

Regency Drive  
Exeter OIEO £460,000

# Regency Drive

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This superior three-bedroom semi-detached property is part of the prestigious Heritage Homes collection of exceptional homes offering first class eco credentials. The property has been fitted with all the superior quality finishes throughout and includes large format Italian 'Imola' tiles with under-floor heating, a magnificent German kitchen with 'Dekton' worktops and 'Bosch' integrated appliances and a beautiful Italian bathroom. To the rear is it delightful Mediterranean style garden with a granite slab patio along with an impressive bespoke fully insulated and heated garden office with oak flooring.

Semi Detached | Three Bedrooms | Open Plan

Kitchen/Diner/Lounge | Family Bathroom | Cloakroom | Beautiful Mediterranean Garden | Garden Office | Solar P.V Array | Off Road Parking |

## LOCATION / APPROACH

Regency Drive is located within the prestigious Holland Park development just off Old Rydon Lane and located just behind Exeter Golf and Country Club with easy access to the A30 and M5 corridor and within a short walking distance to Newcourt railway station. To the front of the property several small garden beds filled with flower plants and shrubs border a brick paved double parking bay. A wooden gate leads to the rear garden and a storm porch sits over the front door.

## HALLWAY AND CLOAKROOM

An open hall leads into the reception room with stairs winding up to the first floor. Directly inside the front door is a coat and utility cupboard and to the side a downstairs cloakroom is fitted with a white wall hung W.C and Vitra Designer Sento Vanity basin and finished with a range of beautiful Italian Imola tiles.

## LOUNGE/DINER

A stylishly designed open plan reception room, the floor has been laid with large format designer Italian tiles with under-floor heating, and a set of French door open out onto the delightful rear garden.



## KITCHEN

The adjoining German designer kitchen has been fitted with a range of 'Pronorm' real oak units with a high end 'Dekton' stain and burn proof work top, integrated 'Bosch' appliances and a 'Grohe' boiling water tap.

## FIRST FLOOR LANDING

Hand finished white oak flooring runs seamlessly through the first floor which is complemented by the white oak oiled doors and staircase.

## BEDROOM THREE

Currently utilised as the office, bedroom three offers a generous single room with views out across the rear garden.

## BEDROOM TWO

Bedroom two is a lovely spacious double room which again looks out across the rear garden.

## FAMILY BATHROOM

The magnificent bathroom has been fitted with a designer 'Waters Free Standing Bath' along with a double shower cubicle, under floor heating and a 'Vitra Designer Sento Bathroom Unit'. The floor and walls have been beautifully tiled with a range of Designer Italian Imola Tiles

## BEDROOM ONE

Bedroom one again is a beautiful spacious room with a delightful walk-in wardrobe fully fitted out with a 'Elfa Integrated Wardrobe Unit'.

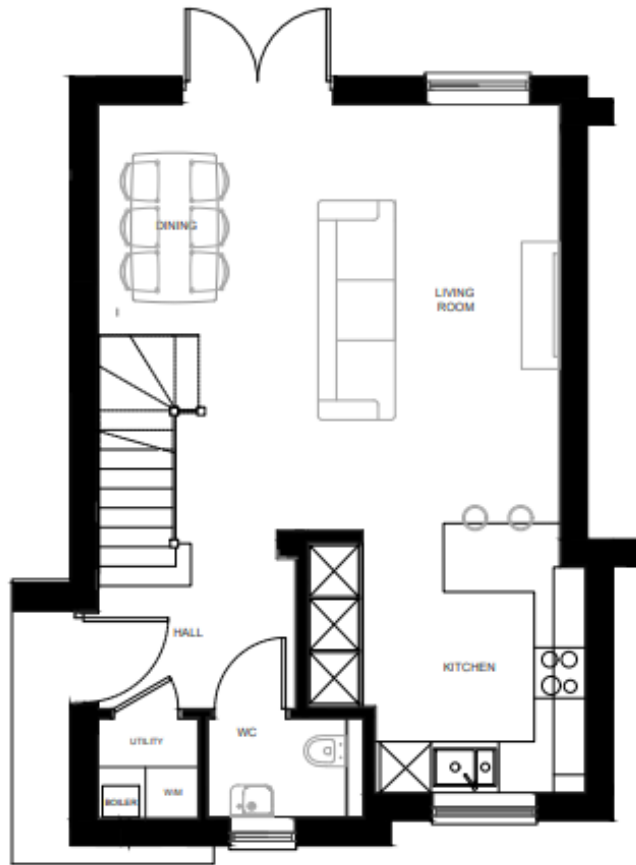
## GARDEN OFFICE

The magnificent garden office was designed and bespoke built by Heritage Homes and comes fully insulated, with oak flooring, wifi and heating, and is clad in treated timber that compliments the design of Heritage properties.

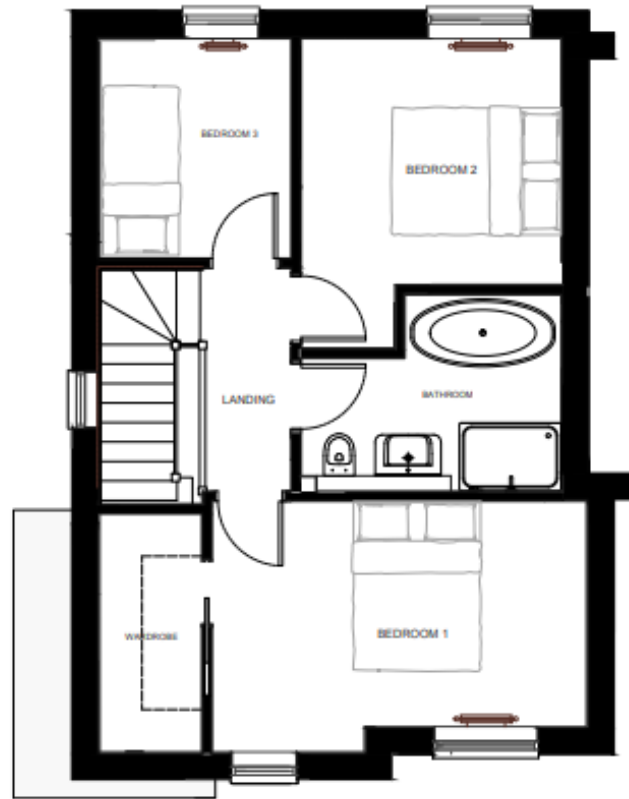
## GARDEN

The beautiful Mediterranean garden is planted with a colourful array of flowers and shrubs in amongst a rock and gravel bed. A granite paved patio running along the rear of the property leading to the garden office and side gate accessing the front parking.





GROUND FLOOR PLAN



FIRST FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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