



East of **EXE**  
ESTATE AGENTS

Montagu Close  
Exeter £750,000



# Montagu Close

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This delightful, detached property is in the prestigious Heritage Homes range. The Henbury is beautifully presented throughout. The property comes with full 'eco' credentials with an 'A' rated EPC and a solar p.v array. Located in the highly regarded Holland Park development, the property is ideally located for accessing the city and to the main M5/A30 corridor and is within a short walk to Newcourt rail station. The property offers open planned living with a spacious lounge, diner and kitchen opening out onto the beautiful rear garden. On the first floor are three double bedrooms with a master en-suite and a stunning family bathroom. Out to the rear is a magnificent south facing Mediterranean garden with a garage to the side and parking for two vehicles in front.

Three Bedrooms with Master En-Suite | Detached |  
Open Planed Kitchen, Diner and Living Room |  
Family Bathroom | Cloak Room and Utility Room |  
Beautiful Rear Garden | Garage & Ample Parking |  
Full 'Eco' Credentials | Solar P.V | 'A' rated EPC

## LOCATION

Montagu Close is a delightful quiet cul-de-sac built by the prestigious 'Heritage Homes' group and is located in the popular 'Holland Park' development. Holland Park sits just beyond Exeter Golf and Country Club and is ideally located for accessing both Topsham and Exeter along with transport links to the M5/A30 corridor and to access Newcourt railway station. The property is within a short distance to various retail outlets along with both Sowton and Marsh Barton Industrial Parks, and Exeter Business Park just minutes away.



## DESCRIPTION

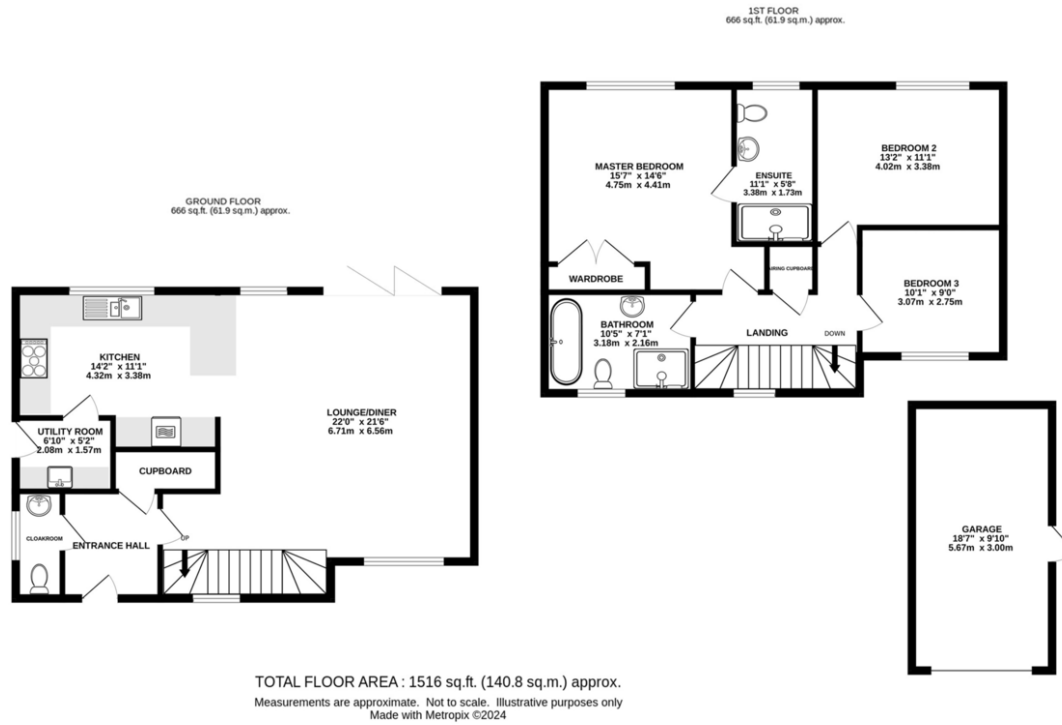
This delightful property is in the prestigious Heritage Homes range, and comes with full 'eco' credential with an 'A' rated epc and solar array and a high specification throughout. Heading into the property the reception hall adjoins a cloakroom and coat cupboard before opening out into a spacious open planned lounge and diner with an open staircase winding up to the first floor. The room stretches out to a stunning set of bi-fold doors that open out onto the rear garden, with a central focus placed upon a large gas stove located to the back wall. Open planned off this is a magnificent fully fitted kitchen with a range of both charcoal and cream wall and base units topped with a white quartz work top. To the side is a utility room which provides access to the side parking, and throughout the floors have been beautifully tiled with under floor heating and runs seamlessly through the ground floor. Up on the first floor a spacious landing gives way to three generous bedrooms, with a master ensuite. In addition is a delightful family bathroom fitted with an oval bath along with a double shower cubicle and has been beautifully tiled throughout.

## GARDENS AND GROUNDS

The property sits in a quiet cul-de-sac with a small lawn garden to the front. To the side of the property are two off-road parking spaces in front of the garage and to the rear is a delightful south facing Mediterranean garden. A patio sits just beyond the bi-fold doors with a path leading off to the side access, behind which a central pebbled garden is interspersed with Mediterranean grasses and olive trees along the edge. To the far corner a pergola provides shade for a seating area with artificial grass running along the back fence.







Score	Energy rating	Current	Potential
92+	A	101 A	102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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