



Mulligan Drive
Exeter £355,000

East of **EXE**
ESTATE AGENTS

Mulligan Drive

Exeter £355,000

A well presented three bed semi detached property in the popular residential area of Newcourt. Located just off Newcourt Way, the property is within an easy walking distance to Newcourt Station and Digby retail park as well as road and transport links to the city and to the M5/A30 corridor. The property offers open planned living on the ground floor with a spacious kitchen, lounge / diner and three bedrooms on the first floor. To the side is a garage with parking to the front, and to the rear a delightful garden with paved seating area.

Semi-Detached | Three Bedrooms | Master En-Suite
| Open Planed Kitchen, Diner/Lounge | Family
Bathroom | Downstairs Utility / WC | Garage and Off-
Road Parking | Rear Garden & Patio | Solar P.V

DESCRIPTION

This well-presented Barratt Homes property offers spacious and modern living in the popular Newcourt development. The property has undergone some extensive remodelling on the ground floor to create a more user friendly space which features the widening of the entrance hallway, an open plan kitchen/dining/living space with wonderful bi-fold doors opening onto the garden, some understair storage, plus a utility room/cloakroom. On the first floor area three good sized bedrooms, including a master with en-suite and a family bathroom. Further benefits include an off-road parking space and a garage located directly next to the property. The property also has planning permission in place for a loft conversion. Offered with no onward chain, this is a great opportunity to purchase a well-maintained, modern home in a highly regarded and convenient location.



GARDEN AND GROUNDS

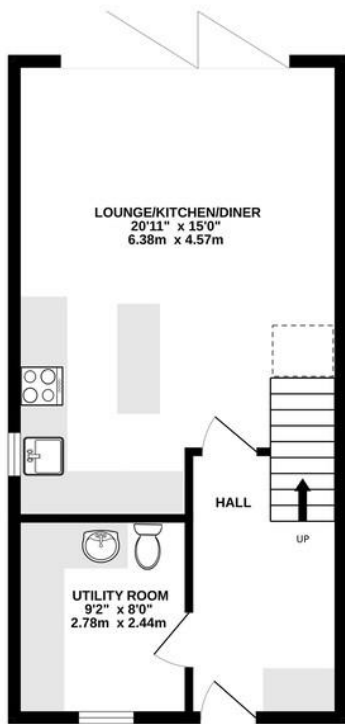
The property boasts a wider than average beautifully kept south-west facing garden, perfectly positioned to enjoy the afternoon and evening sun. Directly beyond the bi-fold doors, a generous patio area creates an inviting space for outdoor dining or relaxing. A paved pathway leads to the side path for access to the garage, while another path gently curves around the edge of the garden, adding both charm and practicality. The layout is well thought out, offering a low-maintenance yet attractive outdoor space ideal for everyday enjoyment or entertaining guests.

LOCATION

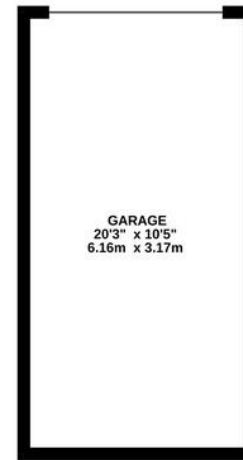
Mulligan Drive sits just beyond Exeter Golf and Country Club and is ideally located for accessing both Topsham and Exeter along with transport links to the M5/A30 corridor and to access Newcourt railway station. The property is within a short distance to various retail outlets along with both Sowton and Marsh Barton Industrial Parks, and Exeter Business Park just minutes away.



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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