



East of Ex
ESTATE AGENTS

Holland Park
Exeter £475,000

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A striking contemporary residence situated within the prestigious Holland Park development, this exceptional home embodies refined modern living in one of Exeter's most desirable addresses. Created by award-winning Heritage Homes, the property exemplifies architectural excellence, superior craftsmanship, and sustainable design. With an impressive EPC 'A' rating, solar panels, and meticulous attention to detail throughout, this residence delivers an effortless balance of sophistication, comfort, and environmental awareness.

Semi Detached | Three Bedrooms | Open Plan

Kitchen/Sitting/Dining Room | Ground Floor Cloakroom |

Master Ensuite | Modern Family Bathroom | Stunning Rear

Garden | Parking for Two Vehicles | Solar Panels |

DESCRIPTION

From the moment of arrival, this remarkable home exudes quality and elegance. The landscaped approach and covered storm porch open into a welcoming reception hall, where a sleek cloakroom features a wall-hung basin, WC and marble-effect tiling. Beyond lies the expansive open-plan living space - a statement of contemporary design, with dual-aspect windows and large-format grey porcelain flooring warmed by underfloor heating.

The living area flows seamlessly into the dining zone, where French doors invite natural light and open onto the attractive west facing garden. The adjoining kitchen is a masterclass in modern minimalism, with black slab-fronted cabinetry, pale grey work surfaces, and a suite of integrated appliances including dual oven and an electric induction hob and single gas burner for wok cooking. The sink, perfectly positioned to overlook the garden, adds a subtle touch of considered design.

An open-tread staircase rises to the first floor, where three generous bedrooms offer serene retreats. The principal bedroom enjoys an outlook to the front and an exquisite ensuite shower room finished in full-height marble-effect tiles. Two further bedrooms overlook the gardens, while the family bathroom is an elegant sanctuary with a freestanding bath, separate shower, and contemporary fittings. Every



detail reflects an uncompromising commitment to style and comfort.

GARDENS AND GROUNDS

To the front, manicured planting and a pathway leads to the covered entrance, while the brick-paved driveway provides generous parking. The rear garden is a beautifully curated outdoor space, enclosed by timber fencing and enhanced with flowering borders and shrubs. A broad paved terrace stretches across the rear elevation - perfect for refined outdoor living - while side access connects discreetly to the driveway. Two timber garden stores provide practical yet tasteful utility.

SITUATION

Holland Park enjoys an enviable position within one of Exeter's most exclusive and sought-after areas. This landmark development is renowned for its architectural distinction and tranquil setting, offering a rare blend of privacy and convenience. The city's historic centre, celebrated for its independent boutiques, fine dining, and cultural venues, is within easy reach, as are the picturesque quayside and river walks. Exceptional schooling options include Exeter School, The Maynard, and St Peter's, while leisure opportunities abound with Exeter Golf and Country Club, nearby parks, and riverside cycle routes. Excellent transport links connect swiftly to the M5, A30, and Exeter International Airport as well as easy walking distance to Newcourt Train Station with links to Exeter City Centre and beyond. Holland Park represents the pinnacle of contemporary living - a distinguished address offering luxury, serenity, and accessibility in equal measure.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: D

Council: Exeter City Council

Parking: Driveway Parking and On Road Parking

Maintenance Fee: £320.00 Per Annum

Garden: Pretty Rear Garden with Patio

Electricity: Mains

Gas: Mains

Heating: Gas Boiler – Underfloor heating on the Ground floor and Radiators on the First floor.

Water supply: Mains

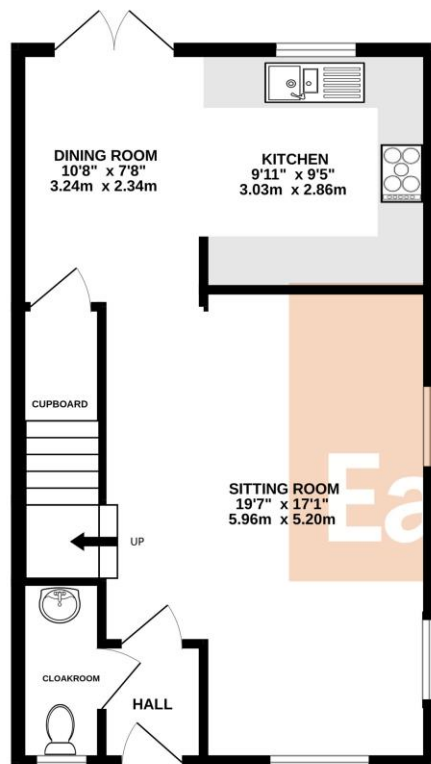
Sewerage: Mains

Broadband: Full Fibre Broadband with 150mbps download and 30mbps upload – faster broadband is available.

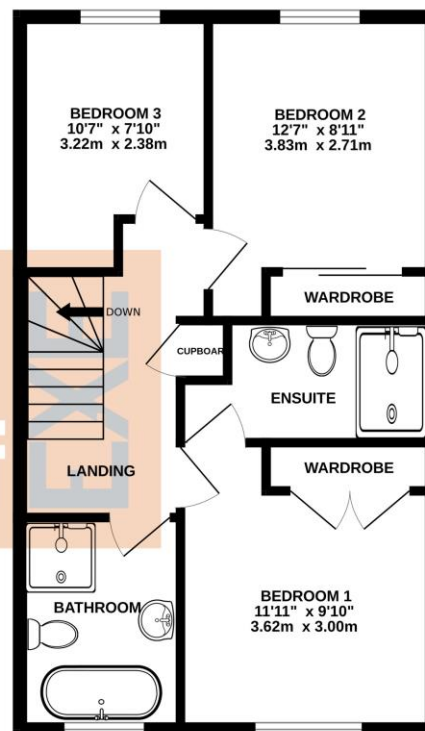
Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone.



GROUND FLOOR
503 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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