



# Veysey Close

St Leonards, Exeter OIEO £1,000,000

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West of  
EXE



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Exceptionally well-presented and upgraded, this spacious three-storey home offers versatile living. The ground floor includes a bright hall, elegant sitting room, reconfigured kitchen/living/dining space with underfloor heating, utility, and a study. Bi-fold doors open onto landscaped, south-westerly tiered gardens. The first floor features a principal bedroom with dressing room and luxury ensuite, two further doubles, and a family bathroom, while the top floor provides two additional double bedrooms and a stylish bathroom.

Prestigious Detached House | Five Double Bedrooms  
| Principal Bedroom with Master En Suite and Dressing Room | Second floor suite with two bedrooms and bathroom | Ground Floor Study  
| 2 Reception Rooms | Open plan kitchen/living/dining space with underfloor heating | Bi fold doors to a South-West Rear Garden | Garden office/studio | Double Garage and Off-Road Parking

## DESCRIPTION

This beautifully designed and exceptionally well-maintained home offers spacious and versatile living across three floors, further enhanced by a number of high-quality owner upgrades since construction. The ground floor welcomes you with a bright reception hall featuring a staircase rising to the first floor and access to a cloakroom and WC. There is an elegant sitting room, with a Riva500 recessed gas fire as a central focal point, doors from the sitting room open to the kitchen/living/dining area, while a separate study provides an ideal workspace. The ground floor has been significantly improved with a reconfigured and upgraded kitchen now featuring underfloor heating and a bespoke range of units, quality worktops, and integrated appliances. Two sets of bi-folding doors open from the principal kitchen/living areas onto the south-westerly facing garden, creating an exceptional indoor-outdoor connection. A utility room with access to the driveway completes this level.

On the first floor, the principal bedroom suite boasts a dressing room with fitted wardrobes and a luxurious ensuite bathroom featuring large walk-in shower. Two





further double bedrooms and a well-appointed family bathroom offer generous accommodation. The second floor provides two additional spacious double bedrooms, along with another stylish bathroom fitted with both a bath and a walk-in shower.

Outside, the south-westerly facing gardens have been thoughtfully tiered and beautifully landscaped, benefiting from excellent sun throughout the day. A recently built garden studio-fully equipped with heating and electricity-offers a superb space for work, hobbies, or relaxation. The property further benefits from a double garage and off-road parking for several vehicles. With its carefully considered modifications, high-quality finishes, and seamless flow between indoor and outdoor living, this beautifully presented home perfectly balances comfort, style, and practicality.

### LOCATION

Veysey Close, beautifully well kept by its residents, sits within the exclusive Earls Park, a modest development of prestigious detached houses built by the renowned house builder, David Wilson Homes, located in St Leonards, Exeter. Residents of Veysey Close enjoy exclusive use of a maintained level parkland with mature trees and a footpath which leads towards the River Exe, River walks and cycle paths. St Leonards is a highly sought after area of Exeter boasting some of the finest homes in the city and offering excellent local schools with Veysey Close being excellently located for easy access to the city's very best state and private schools. It is also in close proximity to the RD&E and the Exeter Nuffield Hospital.

### AGENTS NOTES

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

Tenure: Freehold

Council Tax Band: G

Council: Exeter City Council

Green Fee: £381.54PA

Parking: Double Garage and Off-Road Parking

Garden: Rear Garden

Electricity: Mains

Gas: Mains and Bottle gas for Fire in Lounge

Water supply: Mains

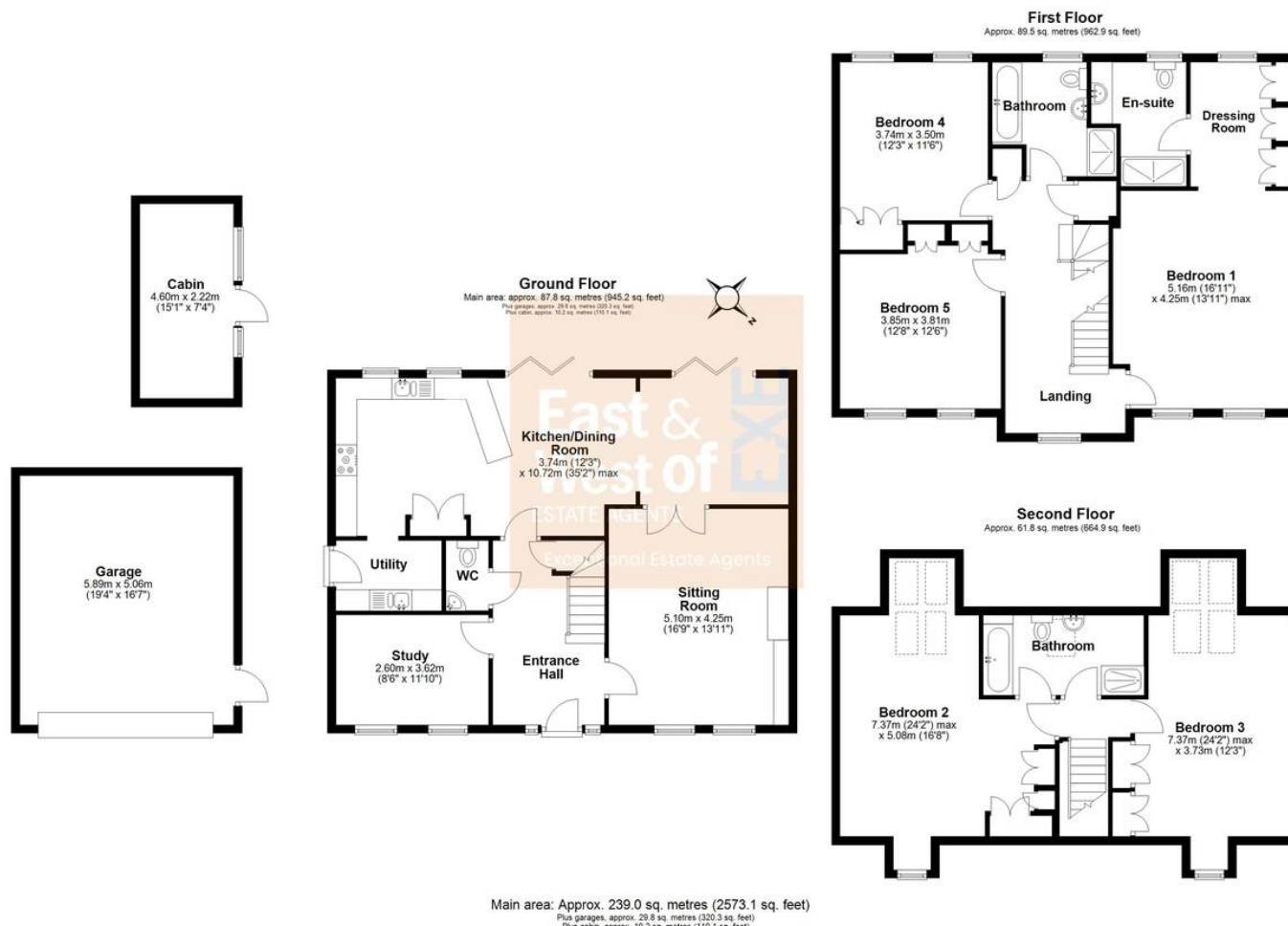
Sewerage: Mains

Broadband: Full Fibre Broadband with up to 1600mbps download and up to 115mbps upload

Mobile Signal: Several networks currently showing as available at the property including 02 and Three.







Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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