



naomi j ryan  
estate agents



Detached



Bedrooms: 5



Bathrooms: 3



Receptions: 2



Gas Central Heating



Double Garage



Enclosed Rear Garden

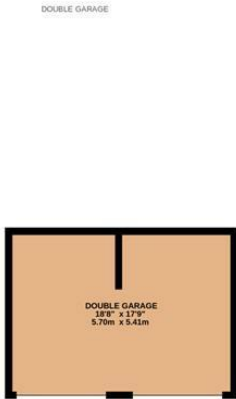


Council Tax Band: G

Guide: £750,000 Freehold

12 High Croft,  
Duryard, Exeter, EX4 4JQ

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SUMMARY

12 High Croft is a beautifully presented five-bedroom detached family home situated in the picturesque Duryard Valley within easy reach of Exeter University, Exeter St David's railway station, and the City Centre. The property sits within a generous plot on a private, quiet, residential no-through road without direct pedestrian or vehicular access to the university. There are excellent views from the property across the Valley.

The property offers spacious and versatile split-level accommodation, giving a feeling of space throughout the house, and lending itself well to multi-generational living. The accommodation comprises entrance hall, ground floor study/bedroom 5, and stairs up to a half landing with a modern shower room with WC adjacent to a large bedroom (bedroom 4) which is above the double garage. On the first-floor landing, there is access to the impressive dual-aspect living room including a 2-storey glass atrium with a seating area accessed from patio doors in the living room. The modern open-plan kitchen/dining room offers a great space for socialising and entertaining. The utility room is located through a door from the kitchen providing a separate space for appliances. A second door in the utility room leads outside to the footpath at the side of the house. On the next half landing is bedroom 3 (currently used as a study). There are two further large bedrooms on the upper level; the master bedroom (bedroom 1) has a dual aspect with a modern ensuite bathroom and patio doors to the upper level of the glass atrium, also with a seating area and extensive countryside views. Bedroom 2 is also generously sized. A separate family shower room is located on this upper level.

## OUTSIDE

Outside, there are delightful and well-maintained gardens. The rear garden is laid to lawn with mature shrubs, and a paved patio provides a pleasant seating area. From the top of the garden, there are also extensive views across the surrounding area. To the side of the house are steps giving access to the front of the house, the private driveway, and the double garage.

Early internal viewing is highly recommended for this superb property

There is an annual fee of £220.00 payable to Grassways Management Company (Exeter) Ltd for the year ending December 2024.

## MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains water, electricity, gas, and drainage. Current broadband provider: BT.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

## VIEWING ARRANGEMENTS

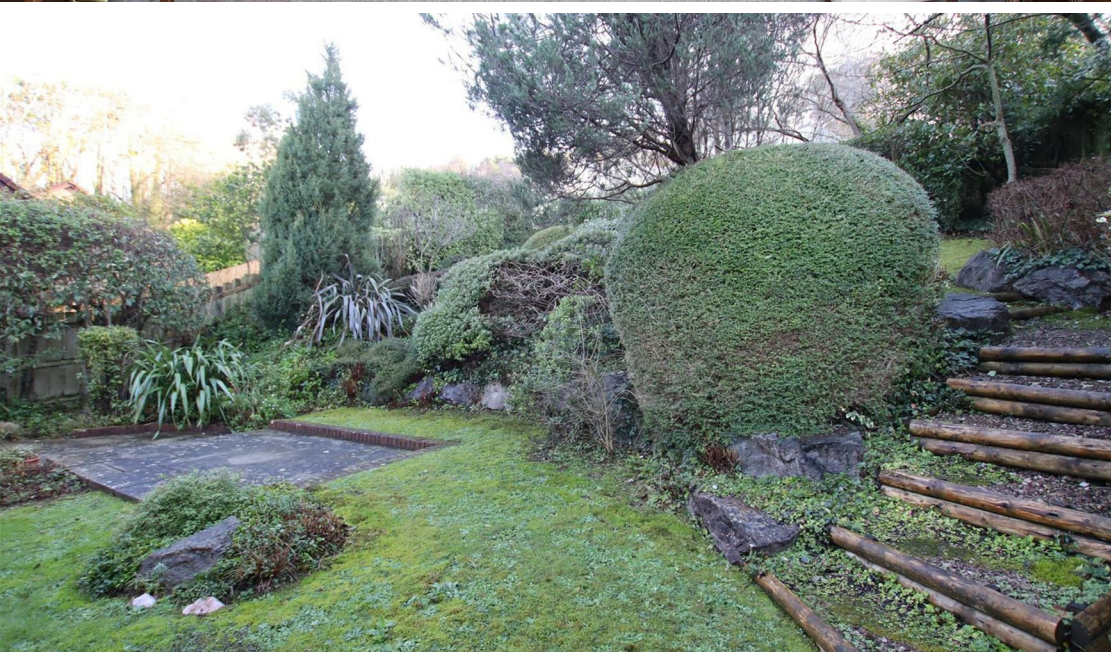
Strictly by appointment with Naomi J Ryan Estate Agents.

## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.

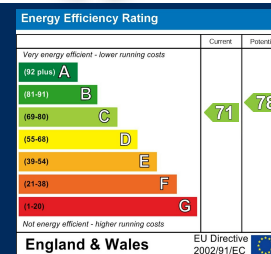






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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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