



Urban Oak, Courtenay Road
Exeter - £550,000





1 Urban Oak Courtenay Road

Exeter, Devon, EX2 8JX

A beautifully designed, brand new house, due to be completed by the end of May. The property has five bedrooms, including a gorgeous main suite, large open plan living space and beautifully fitted kitchen and bathrooms. The property is finished to an incredibly high standard and also comes with a rear garden and off-street parking for two vehicles.

- A FANTASTIC BRAND NEW DETACHED HOUSE
- FIVE GOOD-SIZED BEDROOMS
- OFFICE, BATHROOM AND DOWNSTAIRS W.C
- LARGE, LIGHT AND OPEN ACCOMMODATION
- GENEROUS PRINCIPLE SUITE WITH EN-SUITE AND DRESSING ROOM
- NO ONWARD CHAIN
- BEAUTIFUL KITCHEN/LIVING ROOM
- ROOF-TOP SUN TERRACE AND REAR GARDEN



The Property

This stunning, brand new detached home has been finished to an incredible standard and will make a perfect family home. Situated on the edge of St. Thomas, the property has five good-sized bedrooms including a beautiful main suite on the top floor. There is a large, light, open plan living space on the ground floor with a superbly fitted kitchen and island unit. Large sliding doors then lead out to the garden area. Also on the ground floor is a cloakroom, office and plenty of storage. On the first floor there are four spacious bedrooms and a beautifully fitted bathroom with feature tiling, there is also further storage on this floor. The top floor suite comprises a large double bedroom, a separate dressing room and a large en-suite with freestanding bath, walk-in shower, his and hers sinks and a W.C. There are sliding doors from the bedroom area to a gorgeous roof-top sun terrace, with plenty of room for outdoor furniture. Externally there is a garden to the rear, with lawned and decked areas. There are two off road parking spaces to the front.

The property will have a Buildzone 10 year warranty, an air source heat pump for heating and 4.2kw of PV solar panels on the roof. There is engineered oak flooring throughout the ground floor, oak doors and the bathroom tiling is mandarin stone. All of this contributes towards a well built, wonderfully designed home that comes to the market with no onward chain. Viewing is highly recommended as this one is not to be missed!

The Location

This lovely house is well located, occupying a very good central position in St Thomas within easy reach of local shops and facilities especially the vast array of facilities in Marsh Barton including local pubs too, it is also handily placed for easy access to the city centre. The property is ideally placed for the River Exe walks, the quayside and much more. There is also easy access to the major road networks in and out of the city including the A30, M5 and A38.

Directions

From Exe bridges head away from the city onto Alphington road (A377) continuing along this road turning right into Fortescue Road. At the end of the road, turn right into Courtenay road and the properties will be visible on the left in the corner.

Entrance Hall

Office

with cupboard containing water cylinder and underfloor heating controls.

Cloakroom

W.C and wash hand basin, window to side.

Kitchen Area

A lovely kitchen Ikea kitchen with island unit, wall and base units with fitted appliances including oven, hob and extractor, dishwasher, fridge and freezer. Space for dining table with feature lighting.

Living Area

A lovely area with window to side, sliding doors to deck and connecting to the kitchen/dining areas.

First Floor Landing

Laundry cupboard with plumbing for washing machine and tumble dryer.

Bedroom Two

Double bedroom with window to front.

Bedroom Three

Double room with window to rear.

Bedroom Four

Double bedroom with window to the side

Bedroom Five

Double bedroom with window to the rear.

Bathroom

Bath with shower area, feature tile surround, W.C and wash hand basin.

Second Floor

Bedroom One

Large double room with skylight and sliding doors to the rooftop balcony.

Dressing Room

Space for wardrobes

En-Suite

A lovely suite with bath, walk-in shower, his and hers sink and a W.C.

Rooftop Balcony

A private space with views of the local area.

Outside

Rear garden with lawn and lovely decked area.







Floor 0



Floor 1

Approximate total area⁽¹⁾
1765.88 ft²
164.06 m²



Floor 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

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Miscellaneous items

EPC: TBC

Council Tax: New Build

Utilities: All main services

Authority: Exeter City

Tenure: Freehold

For more information or to book a viewing, please contact:

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