



Regal Court, Old Rydon Lane, Exeter  
Guide Price £950,000







# 10 Regal Court Old Rydon Lane

## Exeter, EX2 7RR

A fantastic, brand new detached house and the largest in the exclusive Regal Court development. Due to be completed in August/September, the property has five double bedrooms, four beautifully fitted bathrooms including three en-suites. There is a wonderful open plan living space with fitted kitchen, snug/study and utility room. Externally there are generous gardens, a balcony and a double garage with a driveway for several cars.

- A STUNNING, BRAND NEW DETACHED HOME
- FINISHED TO AN INCREDIBLY HIGH STANDARD
- FIVE GENEROUS DOUBLE BEDROOMS
- FOUR BATHROOMS INCLUDING THREE EN-SUITES
- LARGE OPEN PLAN LIVING/KITCHEN/DINING ROOM
- ADDITIONAL SNUG/STUDY ROOM
- UTILITY ROOM & DOWNSTAIRS W.C
- DOUBLE GARAGE, DRIVEWAY & GOOD-SIZED GARDENS
- NO ONWARD CHAIN, FREEHOLD





## The Property

This stunning, soon to be built detached home offers quality and quantity in equal measure. Due for completion in August/September, the property is the largest in the development and will be finished to an incredible standard and is one of the last properties to be built within the exclusive Regal Court development. The accommodation comprises five double bedrooms, three with beautifully fitted en-suites, a fantastic living space with fitted kitchen and doors opening out to the rear garden. There is also a large snug/study, utility room, family bathroom and downstairs W.C. The ground floor is fitted with herringbone flooring, the bathroom and en-suites have tiled flooring and walls. Externally, the property sits in a good-sized plot and has generous gardens to the front and back. A large driveway for several vehicles leading to the double garage. This is a fantastic family home for all ages and viewing is wholeheartedly recommended in order to truly appreciate the opportunity on offer.

## The Location

Regal Court is conveniently situated for easy access into the city and also to the tremendous range of facilities, amenities and attractions this special part of the West Country has to offer. Just three miles from the centre of Exeter, Regal Court is within a short walking distance of Newcourt train station taking you into the city in minutes and within easy reach of the Park and Ride, Met Office, Science Park and Sowton Business Park. All major traffic routes are within a few minutes' drive, giving easy access to Exmouth, Dartmoor National Park, Plymouth, Bristol and London. Exeter is well served with excellent transport facilities, having two mainline train stations (fastest London Paddington train is just over two hours), Exeter International Airport with circa 60 minute flights to London City Airport and very good local bus and train services.

## Directions

On leaving the City centre on the Topsham Road, proceed to the Countess Wear roundabout. Take the left hand turn after the Shell garage into Rydon Lane and after several hundred yards indicate to the right and cross over the dual carriageway into Old Rydon Lane. Follow the road around and cross over River Plate Road, proceed under the railway bridge and Regal Court will be found on the right.

## Entrance Hall

Stairs to first floor, door kitchen/living room.

## Kitchen/Living/Family Room

Large open plan room with fitted kitchen including fitted oven, hob, extractor, fridge/freezer and dishwasher. Spacious living/family area with sliding doors out to the garden and a door through to the utility room.

## Utility Room

Doors to W.C and rear garden, space and plumbing for washing machine.

## W.C

White W.C and wash hand basin.

## Snug/Study

Large room with window and sliding door to front.

## First Floor Landing

Doors to bedrooms. Large feature window to front with stairs to second floor.

## Bedroom One

Large double room with doors to balcony, door to en-suite.

## En-Suite

Large walk-in shower, his and hers sinks, W.C and window to rear.

## Bedroom Two

Generous double room with bay window to front and door to en-suite.

## En-Suite 2

Walk-in shower, W.C and wash hand basin.

## Bedroom Three

Double room with with bay window to the front and door to en-suite.

## En-Suite 3

White suite with walk-in shower, W.C and wash hand basin.

## Second Floor Landing

Doors to bedrooms and bathroom.

## Bedroom Four

Double room with doors and windows to 'Juliet' balcony, giving stunning views.

## Bedroom Five

Double room with window and door to 'Juliet' balcony.

## Bathroom

White suite with bath, walk-in shower, W.C and wash hand basin.

## Outside

Double garage, driveway for up to five vehicles, front garden laid to lawn, good sized rear garden, mainly laid to lawn with small trees bordering.

## Property Specification

4kw PV solar panels with smart inverter, up to 1Gbps Ultrafast Full Fibre Network, gas fired underfloor heating.

## Agents Note

Please note that the property is not yet finished and all photos are of the show home and other plots as an example of the finish.







Plot 10 Regal Court, Old Rydon Lane, Exeter EX2 7RR

Gross Internal Area (Approx.)

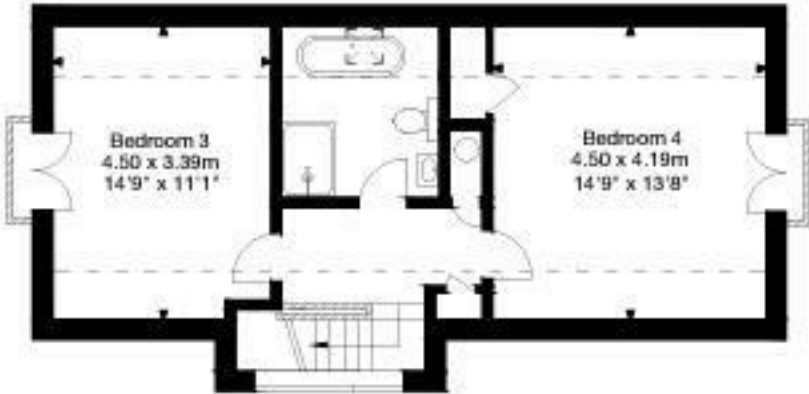
Main House = 246 sq m / 2,647 sq ft

Garage = 27 sq m / 290 sq ft

Total Area = 273 sq m / 2,937 sq ft



Garage



Second Floor



Ground Floor



First Floor

## 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](http://www.chasebuchanan.co.uk)

## Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

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- \* Free consultation meetings with no obligation
- \* 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

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

## Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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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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