



HOLLAND PARK

EXETER, EX2 7JE



Robert Williams

SALES | LETTINGS | AUCTIONS

“A fantastic 4 bedroom after eco home in sought after Holland Park. With no onward chain, this one is not to be missed”.



HOLLAND PARK

EXETER, EX2 7JE

A striking modern four bedroom detached eco home, offered to the market with no onward chain and set within one of Exeter's most sought after residential locations. Built by esteemed developers, Heritage Homes, and designed with contemporary living in mind, the property combines clean architectural lines with generous, well balanced accommodation, a double garage and enclosed rear garden. It is ideal for families or those seeking a high quality, energy efficient home.

THE PROPERTY

The accommodation is arranged over two floors and is light, spacious and modern throughout. The ground floor centres around a superb open-plan kitchen and dining space, featuring sleek contemporary units, integrated appliances and a substantial island that creates a natural hub for everyday living and entertaining. This flows seamlessly into the main living areas, with large-format tiled flooring, recessed lighting and a modern wood-burning stove adding both style and warmth. Practical touches include a utility area, WC and internal access to the large double garage.

Upstairs, the property offers four well-proportioned bedrooms, with master en-suite, alongside a stylish contemporary bathroom featuring lovely freestanding bath.

Outside to the front is a lawn area with mature borders and a driveway for two cars in front of the double garage. The rear garden is mainly laid to lawn with a paved terrace, providing a private and low-maintenance outdoor space ideal for relaxing or entertaining.

The eco credentials of the property make it particularly appealing as it benefits from solar PV, under floor heating, triple glazing and high performance insulation.





THE LOCATION

Holland Park is a highly regarded modern development on the eastern side of Exeter, popular for its attractive surroundings, quiet residential feel and excellent access to local amenities. The area is well placed for schools, shops and everyday facilities, while Exeter city centre, the RD&E Hospital, the M5 motorway and mainline rail links are all within easy reach. Surrounded by green spaces and offering convenient access to both the city and countryside, this is a location that continues to appeal strongly to families and professionals alike.

SERVICES

Local Authority: Exeter City Council

Tax Band: F

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: B

PV Solar Panels: Owned by the vendor but not commissioned

Flooding- This is deemed to be very low risk for rivers & seas and very low for surface water.

Internet- We understand that standard, superfast and ultrafast broadband can be found in this locality providing a download speed up to 1800Mbps

Mobile Phone signal - Several networks are currently displayed as available at the property with O2 and Vodaphone showing the strongest.



4  bedrooms 2  bathrooms
2  receptions 4  car spaces

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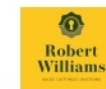
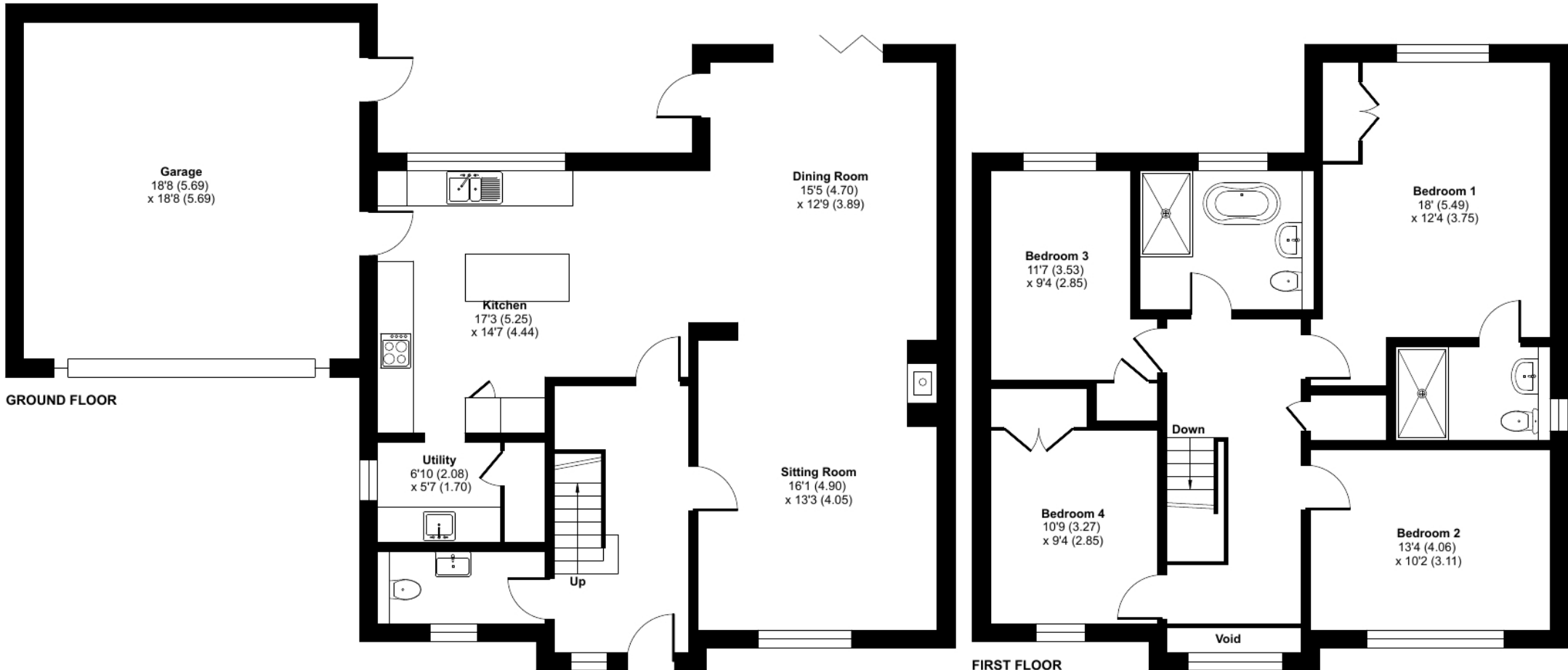
Holland Park, Exeter, EX2

Approximate Area = 1733 sq ft / 161 sq m (excludes void)

Garage = 349 sq ft / 32.4 sq m

Total = 2082 sq ft / 193.4 sq m

For identification only - Not to scale





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Robert Williams Estate Agents, 2 Southernhay West, Exeter, EX1 1JG

Tel: 01392 204800 • sales@robertwilliams.co.uk • robertwilliams.co.uk

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.