



East of **EXE**
ESTATE AGENTS

Sand Grove
Newcourt £345,000

East &

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A superbly presented three-bedroom detached home occupying a fantastic corner position within the sought-after Newcourt development. Offering well-balanced accommodation throughout, this attractive home combines modern living with a peaceful outlook over green space. With a stylish kitchen/diner, generous sitting room, principal bedroom with en-suite and a private wraparound garden, this is an ideal modern family home.

Detached Home | Three Bedrooms | Modern Kitchen/Diner | Bright Sitting Room | Principal Bedroom with En-suite | Wraparound Garden | Two Leasehold Garages | Downstairs Cloakroom | Solar Panels |

DESCRIPTION

Set within the highly sought-after Newcourt development, this beautifully presented three-bedroom detached home occupies an enviable corner plot, enjoying a pleasant outlook over adjoining green space and offering a wonderful sense of privacy and tranquility.

Upon entering, you are welcomed into a spacious entrance hall, providing access to the principal living accommodation. The bright and welcoming sitting room features an attractive electric fireplace, while French patio doors provide direct access to the garden, creating a lovely connection between the indoor and outdoor spaces.

The modern fitted kitchen/dining room provides an excellent space for both everyday family life and entertaining. The kitchen is fitted with a range of AEG appliances along with base and wall units, with ample room for a dining table and chairs. The ground floor is further complemented by a useful downstairs cloakroom and additional storage cupboards.

The first floor provides three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room. There is also a further good-sized double bedroom, while the third bedroom offers excellent flexibility and could be utilised as a single bedroom, nursery or home office if desired. A modern family bathroom completes the first floor.

Outside, the property enjoys an attractive wraparound garden, offering a good degree of privacy and providing a number of spaces to enjoy the outdoors. A paved patio area



creates the perfect setting for alfresco dining and summer entertaining, with the surrounding garden providing a pleasant and private setting. The property also benefits from 5 owned solar panels.

Further benefits include two leasehold garages, conveniently located around the corner from the property, offering valuable additional parking and storage.

LOCATION

Situated within the popular Newcourt development, Sand Grove is ideally positioned on the eastern outskirts of Exeter, offering a great balance between modern living and easy access to the city and surrounding areas. The development benefits from a range of local amenities, green spaces and excellent transport links, with Newcourt railway station nearby providing regular services towards Exeter and Exmouth.

Exeter city centre is easily accessible, offering an excellent choice of shops, cafés, restaurants and cultural attractions, while the nearby Topsham and Exe Estuary provide beautiful riverside walks and a range of leisure opportunities. Darts Farm is also within easy reach, providing local produce, independent shops and places to eat.

For commuters, the property is conveniently located for access to the M5 and wider road network, making travel throughout Exeter and further afield straightforward.

AGENT NOTES

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

Tenure: House is freehold

Council Tax Band: D

Council: Exeter City Council

Parking: Outside garages

Garden: Wrap around rear garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water supply: Mains

Sewerage: Public

Broadband:

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

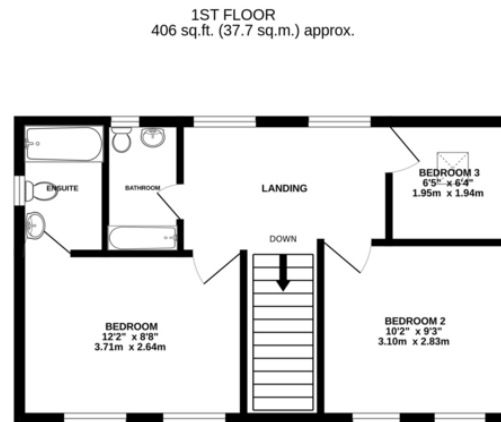
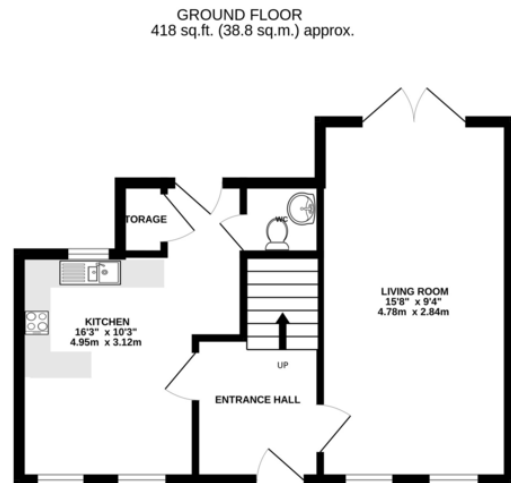
Leasehold garage:

Years Left Remaining: 986 years to the best of our vendors knowledge

Service charge: None

Ground rent: £10 per annum per garage





TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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