



1, Victoria Close

# 1, Victoria Close

, Exeter, Devon EX1 3ES

Exeter City centre (3.8 miles), Exeter airport (3.3 miles)

A beautifully presented four-bedroom detached family home offering generous living space, excellent natural light and wider than average landscaped garden.

- Detached home in quiet cul-de-sac
- Single garage
- Generous driveway for up to 4 vehicles
- Open-plan kitchen/dining room
- Separate utility room and ground floor WC
- Spacious sitting room with bay window
- Principal bedroom with en-suite
- Large south facing landscaped rear garden
- Council tax band: E
- Freehold

Guide Price £490,000

## SITUATION

1 Victoria Close occupies a peaceful position within a popular modern development on the eastern side of Exeter. The property enjoys convenient access to local amenities, schools, and public transport links, while being within easy reach of the city centre. Exeter offers an extensive range of shops, restaurants and leisure facilities, as well as excellent road and rail connections, including the M5 motorway and mainline railway stations providing services to London and the South West.

## DESCRIPTION

Constructed in around 2018, this detached family home combines modern design with a practical layout ideally suited to contemporary living. The property is presented in excellent condition throughout, with light and spacious rooms, quality fittings, and a welcoming atmosphere.

The accommodation flows well, with the ground floor featuring a generous sitting room, a large open-plan kitchen/dining room with doors opening onto the garden, and a separate utility room with adjoining cloakroom. Upstairs are four good-sized bedrooms, including a principal bedroom with en suite shower room, along with a modern family bathroom.



## ACCOMMODATION

A welcoming entrance hallway with wood-effect flooring includes an understairs storage cupboard and provides access to the principal rooms. To the left, the sitting room is a spacious and comfortable reception area featuring a large bay window to the front elevation. To the rear, the open-plan kitchen/dining room forms the heart of the home, offering ample space for a family dining table and additional seating in the bay window overlooking the garden. The kitchen is fitted with a comprehensive range of modern units and integrated appliances. A door leads through to the utility room, which provides further storage, space for white goods, access to the rear garden, and a door to the ground floor cloakroom.

Upstairs, the landing gives access to four well-proportioned bedrooms, most of which benefit from fitted wardrobes. The principal bedroom includes an en suite shower room, while the remaining bedrooms are served by a stylish family bathroom fitted with a modern white suite.

## OUTSIDE

To the front of the property is a well-established garden with a pathway leading to the front door. A private driveway provides parking for up to four vehicles and access to a single garage. The rear garden is a particular highlight of the property, being wider and more private than typically expected for a modern development and thoughtfully landscaped to provide several seating and entertaining areas. The two patios create an ideal space for outdoor dining and summer gatherings, while the garden remains easy to maintain. The corner plot offers privacy and full sun during the day. The garden includes a large insulated timber shed with both power and lighting.

## SERVICES

Utilities: Mains electric, mains water, telephone and broadband

Drainage: Mains drainage

Heating: District heating

Tenure: Freehold

EPC: B(85)

Council tax band: E

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

## AGENTS NOTE

The seller has advised that the development is maintained by a management company, with an annual service charge of approximately £250.66. It is also understood that the property comes with a NHBC warranty until 2028.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



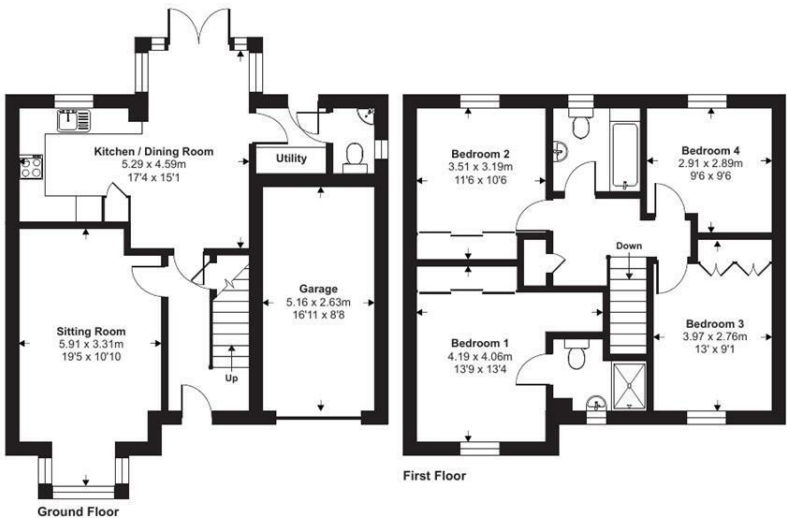
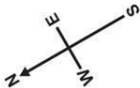
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	Current	Potential
	85	93
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 1165 sq ft / 108.2 sq m  
Garage = 144 sq ft / 13.4 sq m  
Total = 1309 sq ft / 121.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1372492