

15, Rydon Lane

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Exeter, Devon, EX2 7AN

Exeter city centre (2.6 miles), M5 junction 30 (1.7 miles), Exeter St.Davids (3.6 miles)

A beautifully presented 3 bedroom extended family home located on the Eastern side of Exeter with a delightful garden, driveway parking and garage.

- Beautifully presented 3 bedroom family home
- Extended and modernised
- Separate utitlity room
- Good sized level garden mainly lawn with landscaped seating area
- Freehold
- Fantastic open plan kitchen/dining room with bifold doors to the garden
- Air conditioning in the kitchen and master bedroom
- En-suite master bedroom
- Popular location with excellent access onto the A30 and M5
- Current Council Tax Band: E

Guide Price £650,000

SITUATION

Occupying a superb position close to Exeter Golf and Country Club on the Eastern side of Exeter, Rydon Lane enjoys excellent access to both Exeter city centre and the sought-after estuary town of Topsham. The property benefits from convenient transport links to the M5, A30 and A38, as well as a regular bus service into the city. This part of Exeter offers a well-balanced blend of city and countryside living, with excellent schooling, amenities, and leisure opportunities nearby.

ACCOMMODATION

Believed to have been constructed around the 1930s this lovely family home has been in the same ownership for many years and been updated and modernised by the current owners to a very high standard throughout. From the driveway French doors open into an enclosed porch with a second door leading into the hallway with a staircase rising to the first floor. On the right is a good sized sitting room with a bay-window looking to the front and an Evoflame log effect electric fire with a feature surround. Also a further reception room is currently used as a large study but could be a 4th double bedroom.







Continuing along the hallway is a stunning kitchen/dining room fitted with a range of attractive base, wall and drawer units and a range of fitted appliances including dishwasher, full length fridge and full length freezer, hi-level oven and microwave. There is a roof lantern allowing plenty of natural light. The extended kitchen has an air conditioning unit and underfloor heating. It has a useful door directly into the garage. Bifold doors open onto the patio area and garden.

At the other end of the kitchen, a door leads into a utility room fitted with a range of work tops with an integral sink, space and plumbing for a washing machine and tumble dryer. Doors lead to a storage cupboard, down stairs W.C and outside to the side of the house.
On the first floor are three double bedrooms, one of which benefits from air conditioning. The main bedroom is situated at the rear of the property, enjoying views over the garden, and features doors leading to a walk-in wardrobe and an en-suite shower room with underfloor heating. The floor is completed by a modern family bathroom, fitted with a shower over the bath, a wash basin, W.C. and underfloor heating.

OUTSIDE

To the front of the house there is a paved driveway providing parking for a number of cars. Double aluminium gates give access to a driveway along the side of the house and to the garage which has power and light.

To the rear, a particular feature of the house is the garden, a good-sized and mature outside space that is mainly laid to lawn and planted with hedging and a number of trees. At the bottom of the garden is a timber shed, while adjacent to the kitchen there is an attractive decked seating area and a landscaped patio providing further space for outdoor entertaining.

SERVICES

Current Council Tax Band: E
Utilities: Mains electricity and mains gas
Drainage: Mains drainage and mains water
Heating: Gas central heating
Tenure: Freehold
Electric car charging point
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

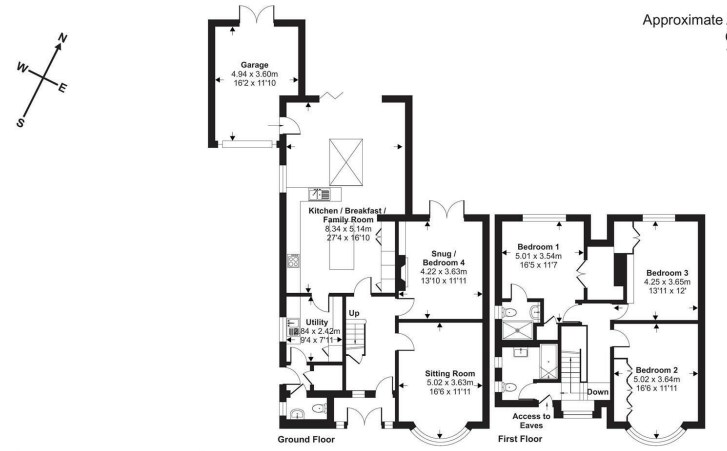




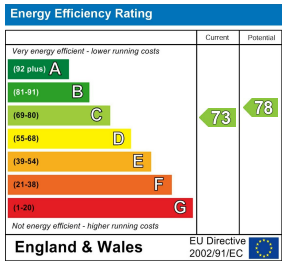


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