



East of 
ESTATE AGENTS

Blakeslee Drive

Exeter OIEO £350,000

East &

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A beautifully presented three-bedroom mid-terrace home arranged over three floors, offering spacious and versatile accommodation. Featuring an open-plan kitchen/dining room with French doors to the rear garden, a spacious living room, two en-suites, a dressing room to the principal bedroom, family bathroom, garage and allocated parking. Ideally located in the popular Newcourt development.

Mid Terraced | Three Bedrooms | Open plan kitchen/diner | Principal bedroom with dressing room | Garage and allocated parking | Spacious first-floor living room | Modern family bathroom | Two en-suite shower rooms | Rear Garden | No Chain

DESCRIPTION

Situated within a desirable location, this beautifully presented three-bedroom mid-terrace home offers spacious and versatile accommodation arranged over three floors, making it an ideal choice for families and professionals alike.

Upon entering the property, you are welcomed by a bright entrance hall, which leads through to the impressive open-plan kitchen/dining room. This generous space is perfect for both everyday living and entertaining, with French doors opening onto the enclosed rear garden, creating a seamless connection between indoor and outdoor living. The ground floor also benefits from a useful WC.

The first floor comprises a spacious and light-filled living room, providing an excellent place to relax, alongside two bedrooms, one of which benefits from its own en-suite shower room. A contemporary family bathroom completes this floor.

Occupying the entire second floor is the impressive principal suite, offering a generous double bedroom, a separate dressing room and a private en-suite shower room, creating a fantastic retreat away from the rest of the home.

Externally, the property enjoys an enclosed rear garden, a garage and an allocated parking space, providing both convenience and practicality.



LOCATION

Blakeslee Drive is situated within the sought-after residential development of Newcourt, on the eastern outskirts of Exeter. The area is particularly popular with families and professionals, offering a fantastic balance of modern living, excellent transport links and a wide range of local amenities.

The property is within easy reach of Newcourt Railway Station, providing regular services into Exeter city centre and towards Exmouth. There are also excellent road connections via the A379, M5 and A30, making commuting straightforward.

A variety of everyday amenities are close by, including supermarkets, convenience stores, cafés and a range of leisure facilities. The nearby Exeter Golf & Country Club and the picturesque Exeter Quay offer excellent opportunities for recreation, while the beautiful East Devon coastline is just a short drive away.

Families are well catered for, with several well-regarded primary and secondary schools nearby, along with children's play areas and open green spaces throughout the development.

AGENT NOTES

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

Tenure: Freehold

Council Tax Band: D

Council: Exeter City Council

Parking: Allocated parking

Garden: Rear Enclosed

Electricity: Mains

Gas: Mains

Heating: Gas Central Heating

Water supply: Mains

Sewerage: Public

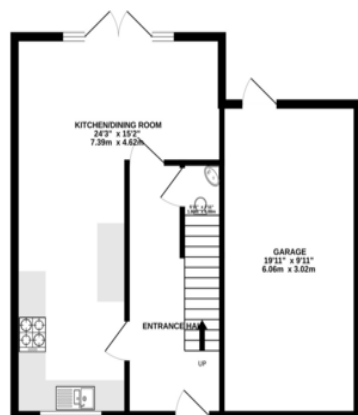
Broadband: Full Fibre Broadband With 1600 MPS

Download & 115MPS Upload

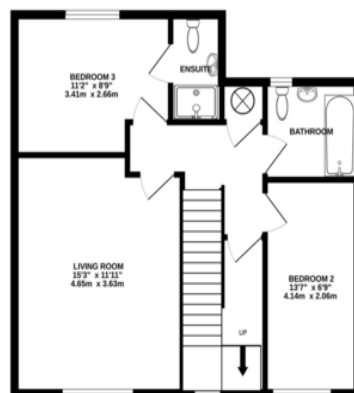
Mobile Signal: Several networks currently showing as available at the property including. EE & 3



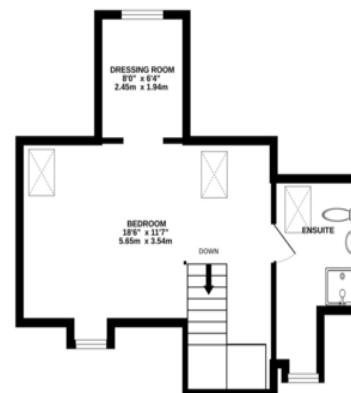
GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



2ND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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		82 B
69-80	C	78 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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