



West of 

Monkerton Drive

Exeter £480,000

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Situated on the eastern outskirts of Exeter in the sought-after Monkerton area is this beautifully presented modern double fronted detached family home built by the reputable David Wilson Homes. Offering modern living with excellent access to local amenities and transport links. The property boasts a bright and airy triple aspect living room, along with an impressive open plan kitchen/dining/family room. The property also has a pretty split level enclosed garden, driveway parking for two/three vehicles leading to a generous sized detached garage. A truly stunning property!

Attractive double fronted detached property | Four generous sized bedrooms | Wonderful triple aspect living room | Impressive open plan kitchen/dining/family area | Modern fitted kitchen and separate utility | Master bedroom with en-suite | Modern bathroom and downstairs cloakroom | Pretty split level garden | Detached generous sized garage | Driveway parking for two/three vehicles

DESCRIPTION

A superbly presented detached modern four-bedroom family home of generous proportions, situated on the eastern fringes of the city of Exeter.

This immaculate residence is finished to an exceptionally high standard, seamlessly blending modern elegance with practical living.

At the heart of the home lies a stunning open-plan kitchen, dining, family space, where french doors invite an abundance of natural light and provide effortless access to the beautifully maintained gardens - perfect for entertaining or relaxing.

The ground floor further boasts a welcoming light and airy triple aspect sitting room, utility room, and a



convenient ground-floor WC. Upstairs, the four well-appointed bedrooms offer comfort and style, including a spacious master bedroom with en-suite.

Outside, the property benefits from a driveway offering parking for two/three vehicles, as well as a generous sized detached garage and electric charging point.

GARDEN

The garden is situated to the side of the property and is on two levels - featuring a paved patio area leading off from the kitchen/dining/family room area - four steps lead down to a lawned garden area edged with borders stocked with an abundance of thoughtfully chosen plants and shrubs. Whether you're hosting summer gatherings on the patio terrace, enjoying alfresco dining, or simply unwinding in the serenity of nature, the gardens provide the perfect setting.

LOCATION

Situated on the eastern fringes of the highly popular city of Exeter village, this home enjoys good access to all the local amenities including three super markets, lovely pubs and eateries, plus offering easy access to Exeter and Exmouth, as well as superb transport links, including a nearby train station within walking distance, this is a prime location for those seeking both a peaceful lifestyle and excellent connectivity.

AGENTS NOTES:

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

Tenure: Freehold

Council Tax Band: E

Council: Exeter City Council

Parking: Driveway and garage

Garden: Enclosed garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water: Mains

Sewerage: Mains

Broadband: Standard - Highest available download speed is 17 Mbps and the Highest available upload speed is 1 Mbps. Faster speeds are available at extra cost.

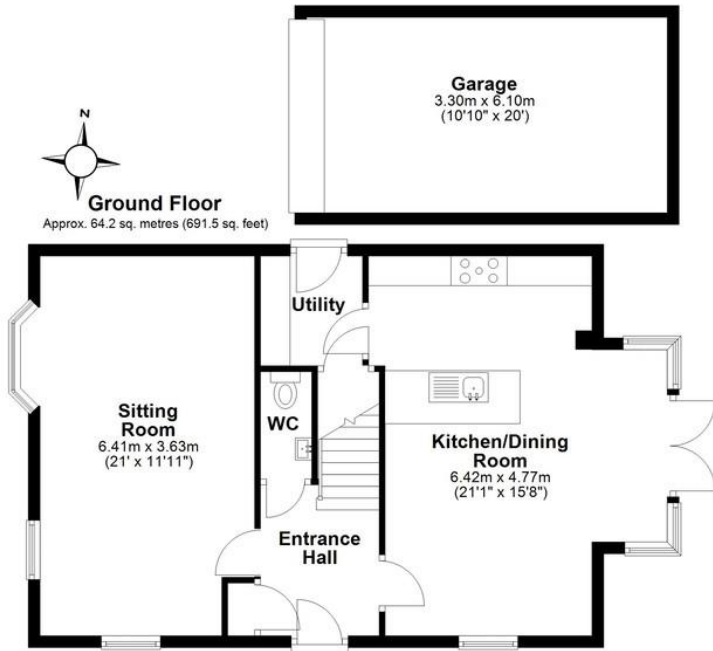
Mobile Coverage: Various mobile networks are available in the area





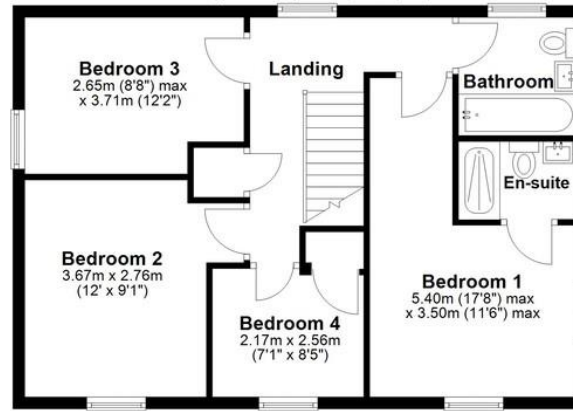
Ground Floor

Approx. 64.2 sq. metres (691.5 sq. feet)



First Floor

Approx. 60.0 sq. metres (645.4 sq. feet)



Total area: approx. 124.2 sq. metres (1336.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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