



East of 
ESTATE AGENTS

Regency Drive
Exeter £725,000

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A rare opportunity to acquire an exceptional eco-luxury detached home within an exclusive private gated development by Heritage Homes. Set in a sought-after enclave, the property offers off-road parking, a double garage, and secluded level gardens.

The home features a bright, open-plan kitchen, living, and dining space with direct access to the garden—ideal for modern living and entertaining—alongside a utility room and internal garage access. Upstairs, there are three well-proportioned bedrooms, including a principal en-suite, plus a stylish family bathroom. Impeccably maintained and energy-efficient, this property combines comfort, quality, and security in one of the city's most desirable developments.

Eco-Luxury Detached Home | Private Gated Development
| Sought-after location | Open-plan kitchen/living/dining
space | Utility room with WC | Three Bedrooms |
Ensuite and Family Bathroom | Off-road parking and
double garage | Secluded level lawn gardens | No Ongoing
Chain

DESCRIPTION

A rare opportunity to acquire an exceptional eco-luxury detached residence, set within a private gated community in this award-winning development. Built by the renowned Heritage Homes, this executive three-bedroom property combines architectural elegance with impressive eco credentials and meticulous attention to detail, all within easy reach of the M5 and the City Centre.

Positioned within a secluded section of The Green, the home benefits from off-road parking, a double garage, and level, private lawn gardens, offering both security and exclusivity.

An inviting entrance hall leads to the principal ground floor accommodation, including a separate sitting room and a stunning open-plan kitchen/living/dining space—the true heart of the home—designed to seamlessly flow from one area to the next. The contemporary kitchen is finished to a high specification, featuring sleek Quartzforms worktops, induction hob, integrated appliances, and clever lighting. The dining area enjoys doors leading to the garden, filling the space with natural light, while the living areas provide a bright and versatile environment for both everyday living and entertaining. The ground floor further benefits from underfloor heating throughout, a separate utility room with space for laundry appliances, a ground floor WC, rear access to the garden, and internal access to the double garage for added convenience.



Upstairs, a spacious landing is enhanced by a striking contemporary picture window. There are three well-proportioned bedrooms, comprising two generous doubles and a further single bedroom. The principal suite features built-in wardrobes and a stylish en-suite shower room with rainfall shower. One of the additional bedrooms also benefits from built-in storage, while the remaining bedrooms are served by a beautifully appointed family bathroom, complete with a freestanding bath and separate shower.

Finished to an exceptional standard throughout and impeccably maintained, this outstanding home offers luxurious, energy-efficient living within one of the area's most desirable and secure developments.

LOCATION

Situated within a highly regarded and modern development built by Heritage Homes, this property occupies an enviable position in a sought-after residential area of Exeter. Regency Drive is well placed for convenient access to the city centre, offering an excellent range of boutique shopping, dining, and leisure facilities, alongside highly regarded schools. The location is particularly popular with professionals and families alike, given its close proximity to the Royal Devon & Exeter Hospital, Exeter Business Park, and the Met Office. Excellent transport links are readily available, with easy access to the M5, A30, and mainline rail services, providing connections further afield. The development itself is known for its quality build and attractive surroundings, enhancing the overall appeal of this desirable address.

AGENTS NOTES

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

Tenure: Freehold

Council Tax Band: F

Council: Exeter City Council

Parking: Driveway for 2 vehicles

Garden: Enclosed rear garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating & downstairs underfloor heating.

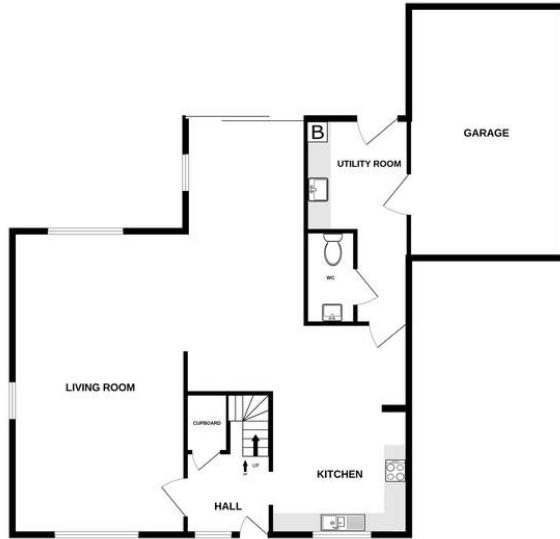
Water supply: Mains

Sewerage: Public

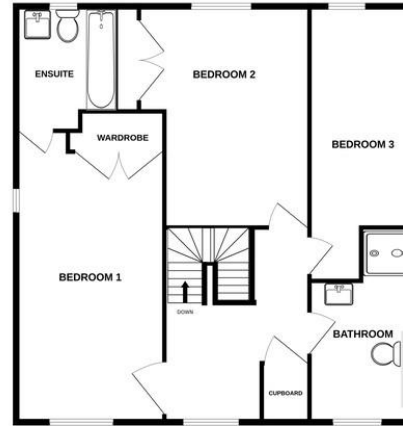
Broadband: Full Fibre Broadband available with upto 1600mbps download and up to 115 mbps upload.

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

GROUND FLOOR
1477 sq.ft. (137.2 sq.m.) approx.



1ST FLOOR
1326 sq.ft. (123.2 sq.m.) approx.



TOTAL FLOOR AREA : 2803 sq.ft. (260.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that this floorplan is for illustrative purposes only. No measurements have been taken.

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