



East of 
ESTATE AGENTS

The Green
Exeter £475,000

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A beautifully presented three-bedroom home in popular Holland Park, Exeter, offering bright open-plan living, modern kitchen with integrated Bosch appliances, luxury bathroom, enclosed garden, two allocated parking spaces and owned solar panels. Excellent access to the city and wider Devon.

Three-Bedroom Modern Home | Holland Park Development | Bright Open-Plan Living | Spacious Living/Dining Room | Contemporary Fitted Kitchen | Underfloor Heating Throughout Ground Floor | Luxury Family Bathroom | Enclosed Rear Garden | Two Allocated Parking Spaces | Solar Panels

DESCRIPTION

A beautifully presented and contemporary three-bedroom home, offering well-designed accommodation arranged over two floors. The property has been thoughtfully designed around modern open-plan living, with a particularly impressive ground floor combining the kitchen, dining and living areas into one bright and sociable space.

Upon entering the property, you are welcomed into a bright and spacious open-plan ground floor, with underfloor heating throughout creating a comfortable and welcoming environment. The generous living and dining area provides plenty of space for both relaxing and entertaining.

The modern fitted kitchen sits neatly alongside the living and dining space and has been finished with contemporary cabinetry, excellent worktop space and a range of integrated Bosch appliances. The open-plan arrangement makes this an ideal space for entertaining, allowing those cooking to remain part of the main living area. There is also a useful utility cupboard, providing additional storage and space for household appliances.

Completing the ground floor is a convenient cloakroom, ideal for everyday family use and guests. From the living area, French-style patio doors open onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. The garden features a paved patio area, ideal for outdoor dining and seating, leading onto a good-sized lawn. The garden is enclosed by fencing and also benefits from side access, adding further practicality. Upstairs, the property provides three bedrooms, including two well-proportioned double bedrooms. The principal bedroom is a particularly comfortable room and benefits from a useful built-in storage cupboard. The third bedroom is a versatile space and would work equally well as a single bedroom, nursery, dressing room or home office.



The luxury family bathroom has been finished to a high standard, featuring a stylish contemporary suite comprising a full-size bath and separate walk-in shower, providing flexibility for both relaxing and convenient everyday use. There is also a wash hand basin and WC, while the room is complemented by attractive marble-effect wall and floor tiling, creating a modern and sophisticated finish. A chrome heated towel rail provides a practical finishing touch.

Outside, the property benefits from two allocated parking spaces situated to the side, providing convenient off-road parking. The property also benefits from two owned solar panels, offering an additional energy-efficient feature.

LOCATION

The Green is situated within the popular Holland Park development, just off Old Rydon Lane to the south-east of Exeter. Holland Park offers a modern residential setting with attractive green spaces, while remaining within easy reach of Exeter city centre.

The development is well placed for Newcourt railway station, providing links towards Exeter, Topsham and Exmouth, while the nearby A30, M5 and wider road network offer excellent connections across Devon. There are also a range of local amenities, shops, schools and leisure facilities nearby, including Exeter Golf and Country Club and Sandy Park.

With its combination of modern living, green surroundings and excellent transport links, Holland Park is a popular choice for families, professionals and those looking to enjoy the benefits of Exeter while being close to the countryside and Exe Estuary.

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: Two Allocated Spaces

Garden: Enclosed Rear Garden With Side Access

Electricity: Mains

Gas: Mains

Heating: Gas Central Heating & Wet Underfloor Heating On Ground Floor

Water supply: Mains

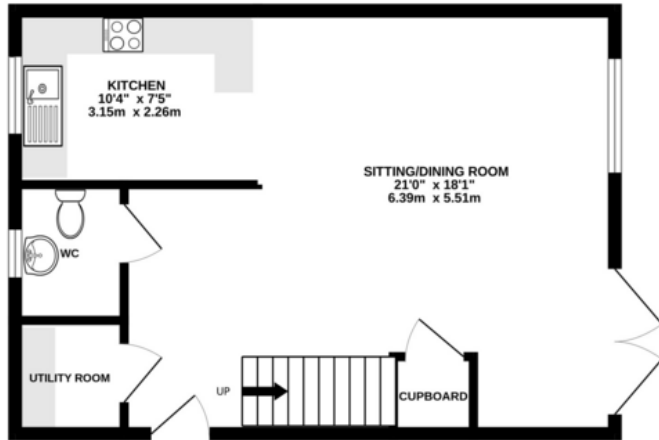
Sewerage: Mains

Broadband: Full Fibre Broadband with 1600mbps download and 115mbps upload

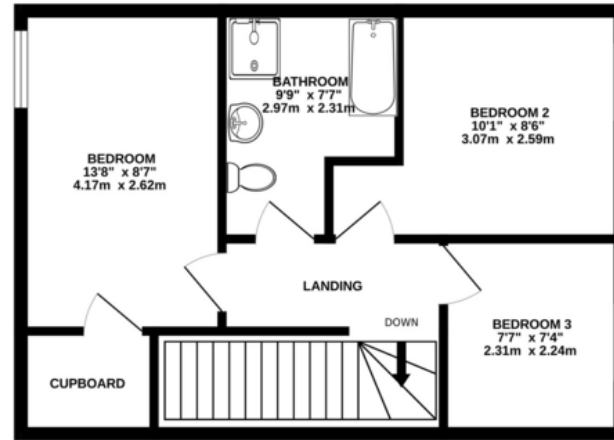
Mobile Signal: Several networks currently showing as available at the property including EE & 3



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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	88 B	89 B
69-80	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.



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk