



River Plate Road
Newcourt £295,000

East of W
ESTATE AGENTS

River Plate Road

Newcourt £295,000

A well-presented three-bedroom terraced home in the popular Newcourt development. Offering a spacious living room, modern kitchen/diner with French doors to the rear garden, three bedrooms including a principal with en-suite, family bathroom, ground floor WC and allocated parking. Ideally located for Exeter city centre and transport links.

Three-bedroom terraced home | Spacious living room | Kitchen/dining room | Principal bedroom with en-suite | Family bathroom | Allocated parking | No onward chain

DESCRIPTION

Situated in a popular residential location, this well-presented three-bedroom terraced home offers bright and spacious accommodation, making it an ideal purchase for first-time buyers, growing families or investors alike.

Upon entering the property, you are welcomed into a light and spacious living room, providing a comfortable space to relax. This flows seamlessly through to the modern kitchen/dining room, which offers ample worktop and storage space, together with plenty of room for family dining and entertaining. French doors open onto the enclosed rear garden, creating an excellent indoor-outdoor living space, while a convenient ground floor cloakroom completes the accommodation.

The first floor comprises three bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. Two further bedrooms are served by a modern family bathroom, offering practical accommodation for families or guests.

Externally, the property enjoys an enclosed rear garden with a patio seating area, ideal for al fresco dining and summer entertaining, together with a low-maintenance lawn. The property also benefits from allocated parking.



Offering modern living in a convenient location close to local amenities, transport links and Exeter city centre, this fantastic home is ready to move straight into and is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

LOCATION

River Plate Road is situated within the sought-after Newcourt development on the eastern outskirts of Exeter. Popular with families and professionals alike, the area offers a fantastic combination 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 to Exeter city centre and Exmouth, while the A379, M5 and A30 are all easily accessible for those commuting further afield.

A variety of supermarkets, cafés, schools and healthcare facilities are close by, with Exeter Quay, the River Exe and the beautiful East Devon coastline all within easy reach. Exeter city centre is just a short drive away, offering an excellent selection of shops, restaurants, bars and leisure facilities, making this an ideal location for a wide range of buyers.

AGENT NOTES

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

Tenure: Freehold

Council Tax Band: C

Council: Exeter City Council

Parking: Allocated parking space

Garden: Enclosed rear

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water supply: Mains

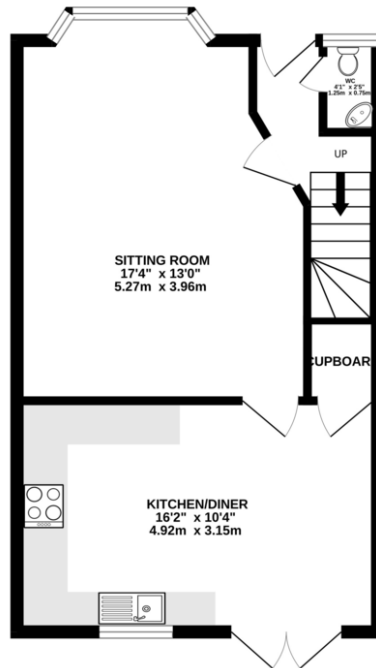
Sewerage: Public

Broadband: Full fibre broadband with up to 1600MPS download & 115MPS upload

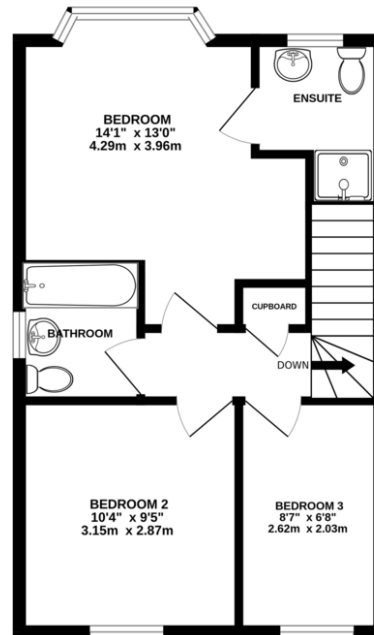
Mobile Signal: Several networks currently showing as available at the property including EE & 3



GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 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		91 B
69-80	C	79 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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