



Offers In The Region Of £660,000

5 Bedroom Detached House for sale

4 Mountbatten Drive, Exeter



**EweMove**  
SALES AND LETTINGS



## Overview

Offered for sale with vacant possession, this superb executive style detached family home presents a rare opportunity to acquire a spacious property in the highly desirable Great Woodcote Park development of Newcourt, Exeter. Built by renowned developers Charles Church in 2014, the home boasts an abundance of versatile living space extending to 2106 sq ft, perfectly blending modern comfort with family functionality in a peaceful edge-of-city setting.

THIS PROPERTY IS OFFERED WITH NO CHAIN & 'VACANT POSSESSION'  
EACH ORIGINAL IMAGE HAS BEEN DUPLICATED AND STAGED TO ASSIST THE BUYER



## Key Features

- NO CHAIN - VACANT POSSESSION
- DETACHED 5 BEDROOM EXECUTIVE STYLE HOME
- DOUBLE ASPECT LOUNGE
- UPGRADED KITCHEN WITH CENTRE ISLAND
- FAMILY BATHROOM
- TWO EN-SUITES
- LARGE ENCLOSED GARDEN
- DOUBLE GARAGE
- CLOSE TO THE EXETER GOLF & COUNTRY CLUB
- WHAT3WORDS///harsh.planet.vital









Located in the highly regarded Great Woodcote Park development in Newcourt, Exeter, this impressive detached executive-style family home is available with NO ONWARD CHAIN and offers the perfect blend of versatile living, ample space, and convenient city access. Built in 2014 by the esteemed Charles Church, the property provides a rare opportunity for a new family to personalise and refresh its well-planned accommodation.

Set back behind an ornate hedge and paved approach, the generously sized home opens into a welcoming hallway – ideal for family living and entertaining in equal measure. On the ground floor, two bright reception rooms, a lounge & a snug, are complemented by an upgraded, dual-aspect kitchen and dining room, complete with a striking centre island, contemporary worktops, plentiful storage, and convenient spots for appliances. French doors from both the sitting room and kitchen open onto a good-sized rear garden, providing a seamless indoor-outdoor flow for summer gatherings and relaxed evenings. The ground floor is rounded off with practical features such as a stylish downstairs cloakroom and excellent storage.

Upstairs, five generously proportioned bedrooms await. The two main bedrooms each benefit from sleek en-suite shower rooms for added privacy, while three further bedrooms – all with open views either towards green spaces or the rear garden – share a well-appointed family bathroom. One bedroom offers the flexibility to be used as a study, perfect for working from home or using as a playroom.

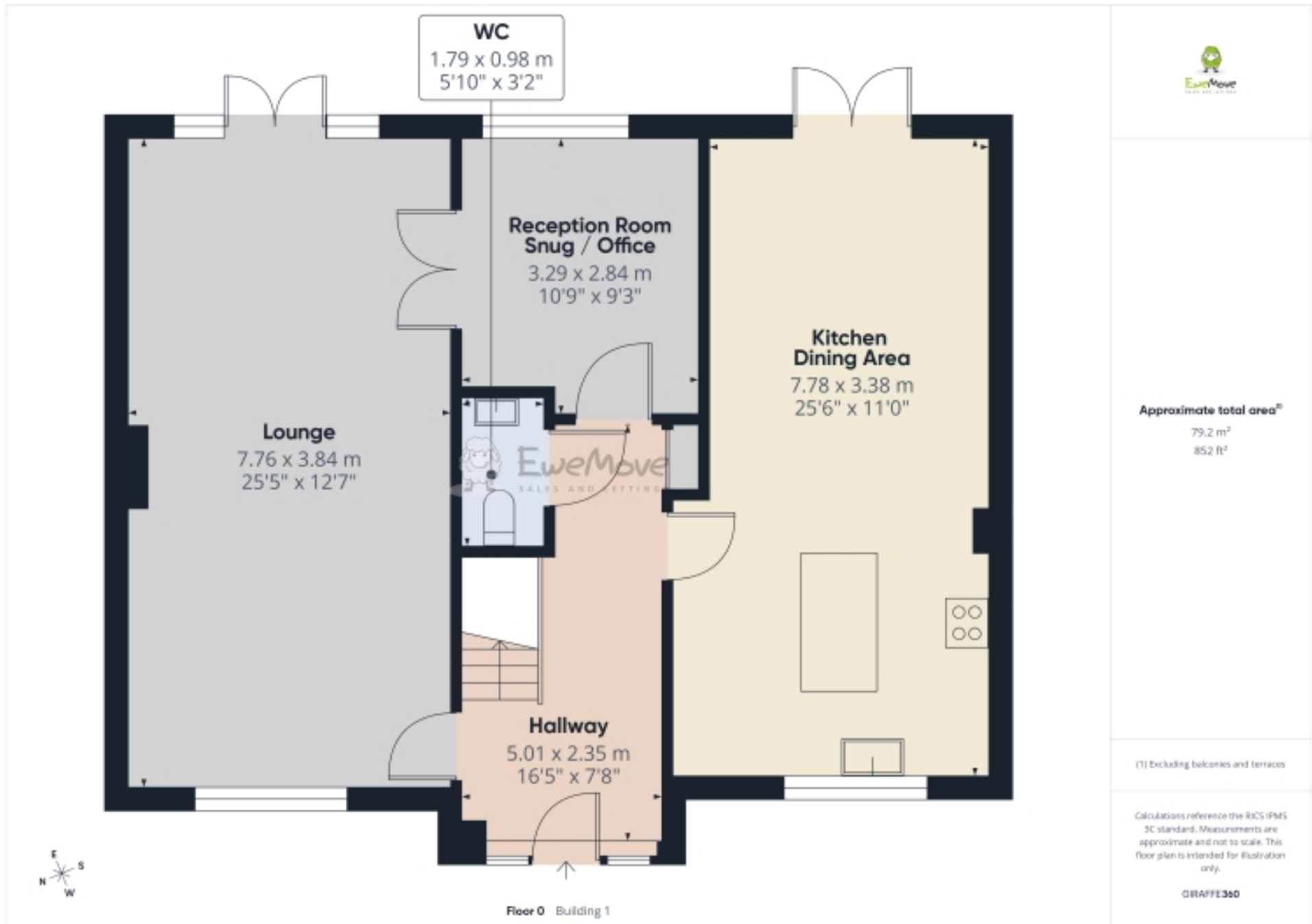
A real highlight of the property is the sizeable double garage with power and lighting, complemented by ample driveway parking for multiple vehicles. The rear garden presents a canvas for keen gardeners, ideally positioned to catch the afternoon sun, with both lawn and paved seating areas, pedestrian access from the drive, and direct entry to the garage.

Great Woodcote Park's location is superbly connected. Just 2 miles from Exeter City Centre and under half a mile to Newcourt Train Station, commuters have easy links to Exeter and Exmouth. There are convenient pedestrian and bike paths, regular bus links, and exceptionally swift road access to the M5, A380 and A38. Local facilities include the Exeter Golf and Country Club, a vibrant community centre, and several playgrounds, making it a family-friendly environment.

Exeter itself is a thriving Cathedral City known for its rich heritage, buzzing cultural scene, boutique shopping, and celebrated eateries. The imposing Gothic cathedral sits proudly amongst atmospheric cobbled alleys and beautiful Georgian and medieval buildings. The historic quayside, studded with bustling cafés, bars and activity spots for kayaking, sailing, and cycling, appeals to families and young professionals alike.

Opportunities such as this, offering both space and flexibility in an A1 Devon location, are rare to the market. Early viewing is highly recommended to appreciate the exceptional lifestyle this home can offer. Book your appointment to view and explore the charm and convenience of Great Woodcote Park for yourself.

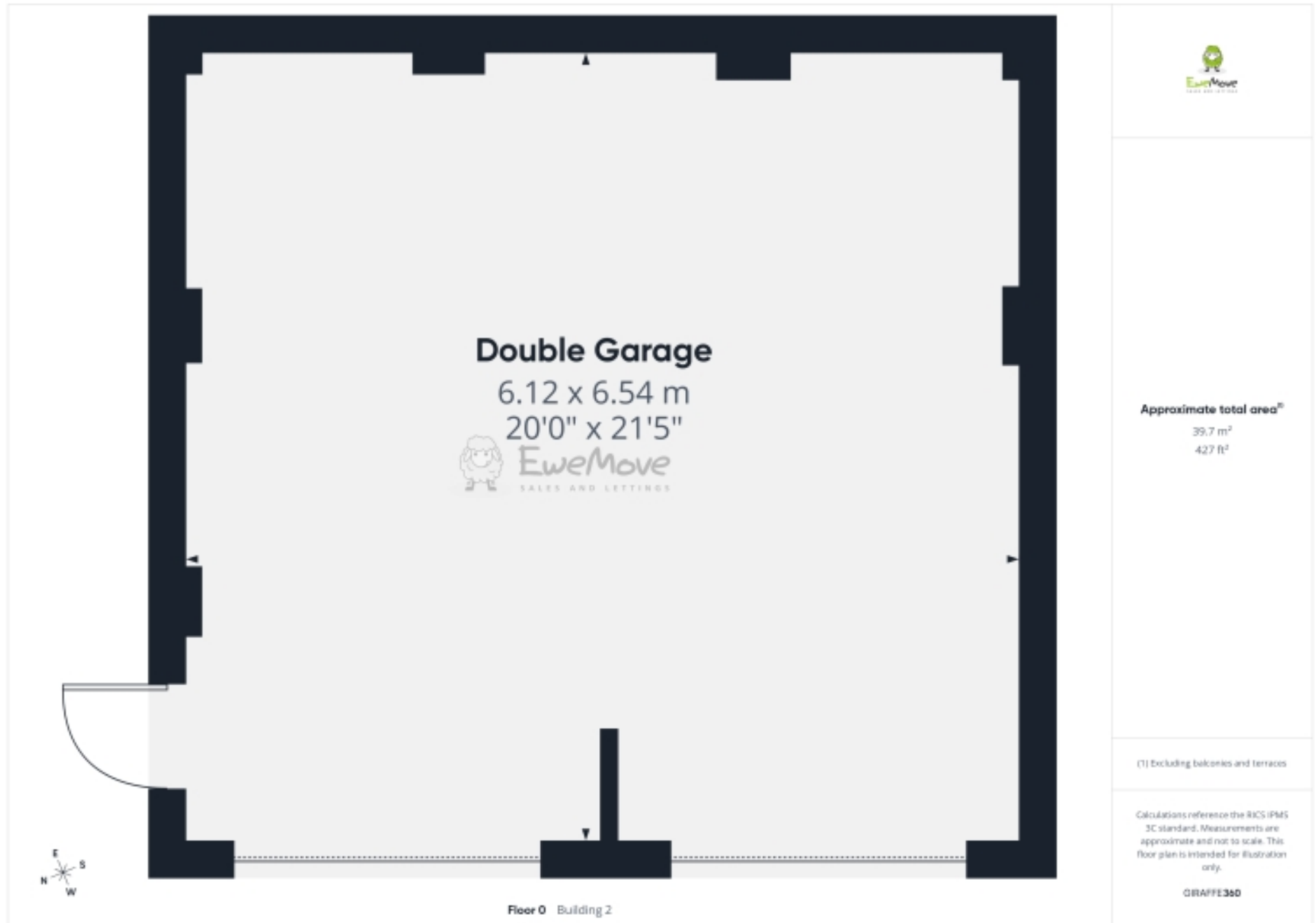
# Floorplans



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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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