



Rockbeare, Exeter  
Guide Price £595,000

4 2 2



Tucked away in a peaceful and highly sought-after cul-de-sac within a charming village setting, this beautifully presented four-bedroom detached home offers the perfect blend of comfort, space, and privacy.

The property is approached via, the generous driveway past the double garage, providing ample parking and storage. Inside, the home is thoughtfully laid out to suit both modern family living and entertaining. The office is a light, spacious room which could easily be utilised as an additional bedroom. A bright and spacious dual-aspect living room fills with natural light, creating a warm and welcoming atmosphere.

At the heart of the home is a stylish, modern fitted kitchen that flows seamlessly into an open-plan dining area, ideal for family meals or hosting guests. A separate utility room adds practicality, keeping everyday tasks neatly tucked away.

Upstairs, four well-proportioned bedrooms offer flexibility for family life, guests, or home working, with the principal bedroom enjoying the added luxury of its own en-suite.

The property benefits from LPG heating and double glazing throughout, ensuring efficient and reliable warmth year-round.

To the rear, a secluded garden provides a private, peaceful retreat, perfect for relaxing, gardening, or outdoor dining.

This is a wonderful opportunity to acquire a spacious and well-appointed home in a tranquil village location, offering both a sense of community and a quiet escape from the bustle of everyday life.

Early viewing highly recommended.

VIEWINGS By prior appointment with Redfern's 01404 814306

DIRECTIONS <https://w3w.co/evoke.withdraw.tasty>

SERVICES We understand mains services are connected with the exception of gas.

TENURE Freehold

OUTGOINGS Council Tax Band F.

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

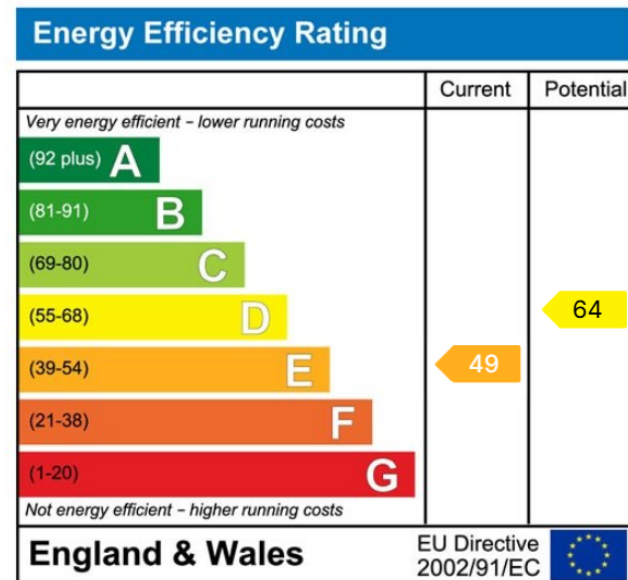
IMPORTANT NOTICE 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property.

Redfern's is a trading name of Redfern's Ottery St Mary Limited Registered in England and Wales 4817078





- 4 bedrooms
- Dual aspect living room
- Modern open plan kitchen • Dining room
- Family bathroom
- Office/bedroom
- Driveway and double garage
- Double glazing
- LPG central heating
- Council Tax Band - F



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