

## 49 Holland Drive, Westclyst, Exeter, EX1 3BL



A stunning and beautifully presented four bedroom detached family home in the popular location of Westclyst with great local amenities. The versatile accommodation comprises Entrance Hall, Lounge, Kitchen/diner, Utility Room, Snug, Cloakroom, Four First Floor Double Bedrooms (includes two en-suites), Family Bathroom, Garage and Lovely Landscaped Rear Garden. The property also benefits from two off road parking spaces.

Viewing is recommended to appreciate the accommodation on offer.

**Offers in the Region of £500,000    Freehold    DCX01109**

# 49 Holland Drive, Westclyst, Exeter, EX1 3BL

Set in an established modern development built by Bloor Homes in 2018. The development offers a Co-op and Westclyst Community Primary School, with easy road access to nearby Broadclyst and further North to Cullompton and the M5 at Junction 28 (approximately 9 miles). Nearby Pinhoe offers a range of shopping facilities and also a main line train station between Exeter and Waterloo. From Pinhoe the main City of Exeter can be reached, with all of the facilities you would expect of a modern vibrant City.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Accessed via composite part frosted front door. Frosted front aspect windows. Doors to the lounge, dining room, cloakroom and garage. Storage cupboard. Stairs to the first floor landing. Thermostat control point. Radiator.

### Lounge 19' 5" x 11' 4" (5.915m x 3.456m)

Front aspect uPVC double glazed bay window. TV point. Telephone point. Radiator.



### Kitchen/Diner 18' 9" x 15' 9" (5.723m x 4.799m)

Rear aspect uPVC double glazed window. Rear aspect Velux windows. Modern fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces. Double Bosch oven with hob and extractor above. Integrated dishwasher. Integrated fridge/freezer. Breakfast bar. Seating area with uPVC double glazed French doors to the rear garden. Spot lighting. Radiator. Archway through to:



### Utility Room 5' 10" x 5' 3" (1.768m x 1.603m)

Side aspect double glazed frosted door. Side aspect uPVC double glazed window. Fitted range of eye and base level units. Roll edge work surfaces. Plumbing for washing machine. Concealed wall mounted boiler.

### Snug 10' 0" x 8' 11" (3.036m x 2.724m)

Rear aspect uPVC double glazed doors. TV point. Radiator.





### Cloakroom

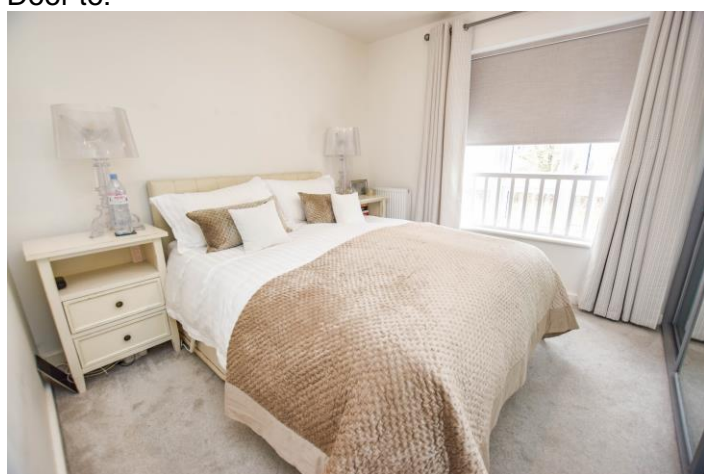
Low level WC. Wash hand basin with tiled splashback. Radiator.

### First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom. Access to the loft void above. Storage cupboard with hanging space and shelving. Radiator.

### Bedroom One 11' 8" x 10' 2" (3.545m x 3.096m)

Front aspect uPVC double glazed windows. Built in wardrobes with hanging space and shelving. Radiator. TV point. Telephone point. Thermostat control point. Door to:



### En-suite

Three piece white suite comprising fully enclosed shower cubicle. Low level WC. Wash hand basin with tiled splashback. Heated towel rail. Spot lighting.

### Bedroom Two 13' 3" x 11' 1" (4.049m x 3.387m)

Front aspect uPVC double glazed window. Radiator. Door to:

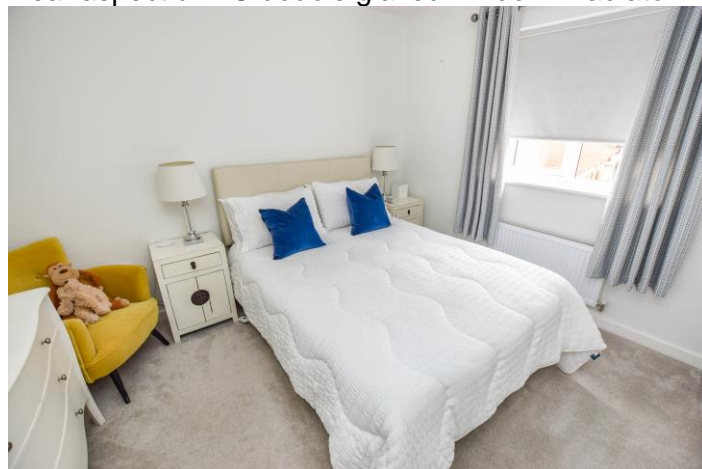


### En-suite

Front aspect frosted uPVC double glazed window. Fully enclosed shower cubicle. Low level WC. Wash hand basin with tiled splashback. Tiled flooring. Spot lighting. Radiator.

### Bedroom Three 11' 7" x 9' 8" (3.539m x 2.936m)

Rear aspect uPVC double glazed window. Radiator.



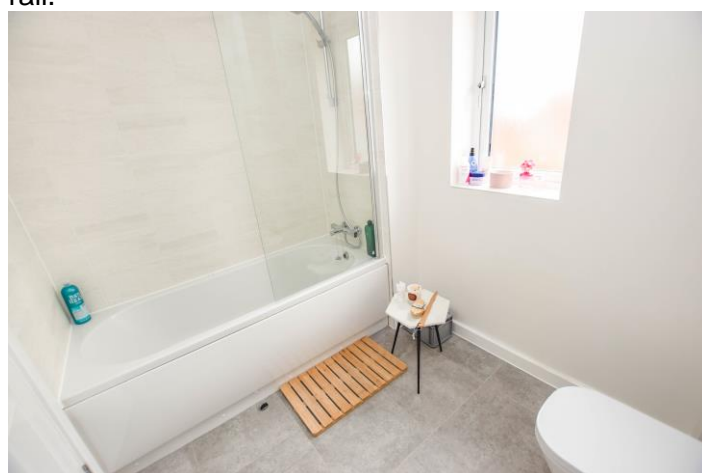
### Bedroom Four 10' 0" x 10' 6" (3.038m x 3.188m)

Rear aspect uPVC double glazed windows. Radiator.



### Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising panel enclosed bath. Low level WC. Wash hand basin with tiled splashback. Tiled flooring. Spot lighting. Heated towel rail.



### Garage 20' 0" x 9' 9" (6.108m x 2.961m)

Metal up and over door. Light and power.

## Outside

Driveway providing off road parking for two vehicles. Lawned area. Pedestrian access to the front door. Side gate to the rear garden, which is fully enclosed by a range of panel fencing. Mainly laid to lawn with patio area.



## Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	91   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

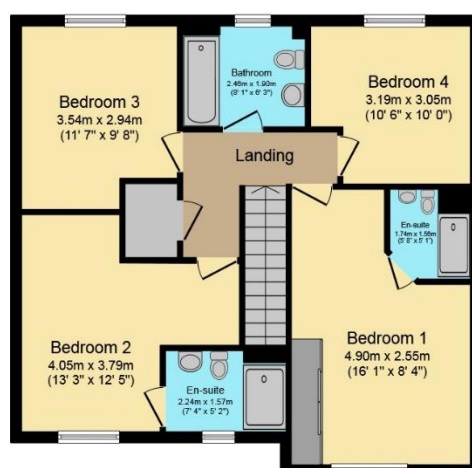
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookbooks are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.



**Ground Floor**

Floor area 83.8 sq.m. (902 sq.ft.) approx



**First Floor**

Floor area 70.1 sq.m. (755 sq.ft.) approx

