20 Willis Drive

STAGS

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Pinhoe, Exeter, Devon, EX1 4AF

Pinhoe train station (1.3 Miles), Exeter city centre (4 Miles)

A modern, detached home completed in 2022, with three double bedrooms all with en-suites, enjoying an end of cul-de-sac position within this sought-after development.

- South facing garden
- Three double bedrooms
- Single garage
- Immaculately presented
- Freehold
- End of cul-de-sac location
- Three en-suites
- Two parking spaces
- NHBC Warranty until 2032
- Council tax band: E

Guide Price £475,000

SITUATION

The property is situated within the desirable Westclyst development on the north-eastern edge of Exeter, offering convenient access to a range of local amenities, schools, and transport links. Exeter city centre is nearby, providing a wealth of shopping, cultural and leisure facilities, including the Cathedral, Quayside, restaurants, cafés, and the Exeter's Railway Station for easy commuting. The location also benefits from excellent road connections to the M5, Exeter Airport, and the surrounding Devon countryside, combining city convenience with a peaceful village setting.

DESCRIPTION

This attractive detached home combines traditional 1930s-inspired kerb appeal with a contemporary and unexpectedly spacious interior. Built by the highly regarded Redrow Homes as part of their Heritage Collection, the property benefits from two off-road parking spaces, an integral single garage with access to the side alleyway and a private rear garden. Positioned at the end of a private cul-de-sac, the home enjoys a particularly pleasant and tucked-away setting.

ACCOMMODATION

The front door opens into a welcoming entrance hallway with doors leading to the principal ground floor rooms. The living room is positioned to the front of the property and features a large bay window, creating a bright and comfortable space to relax. To the rear lies the impressive kitchen/dining room, which has been upgraded and fitted with a range of matching units and integrated appliances. There is ample space for a large dining table and the room is filled with natural light from large rear-facing windows and French doors opening out to the garden. A door leads through to the utility room, providing space for white goods and access to a ground floor WC, along with a further door opening out to the rear garden.

To the first floor are three well-proportioned double bedrooms, each benefitting from its own en-suite shower room, offering ideal accommodation for family living or visiting guests.

OUTSIDE

To the front of the property are two off-road parking spaces with EV charging port and access to the integral single garage. The rear garden is enclosed and offers a good degree of privacy. Immediately outside the kitchen is a paved patio area, ideal for outdoor dining, with the remainder of the garden laid to lawn, making it perfect for family use. The garden also benefits from gated side access and an external water tap.

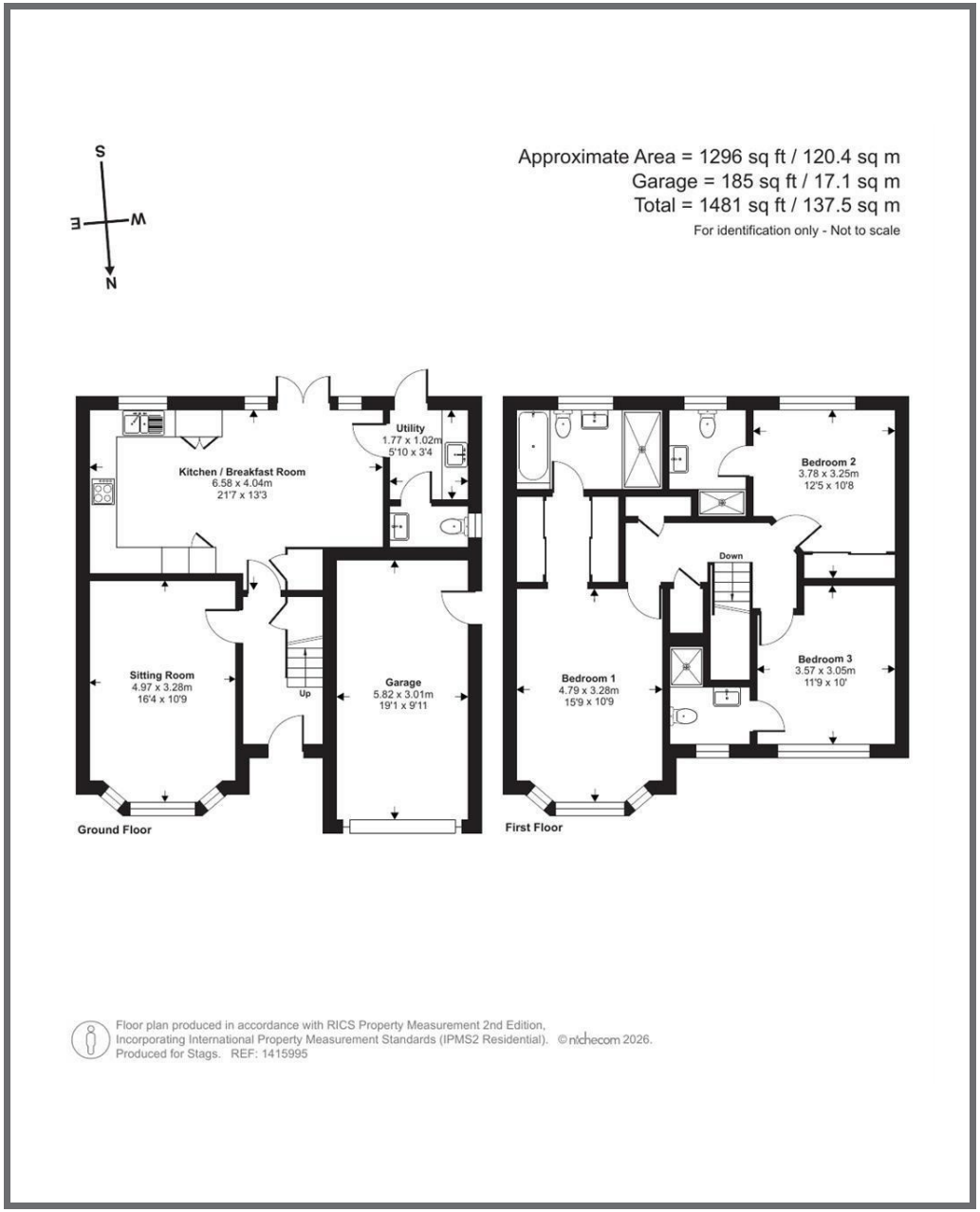
SERVICES

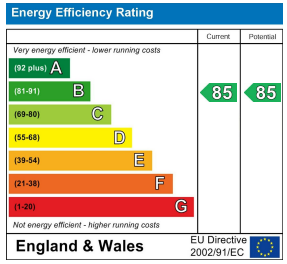
Utilities: Mains electric, mains water, telephone and broadband
Drainage: Mains drainage
Heating: District heating
Tenure: Freehold
EPC: B(85)
Council tax band: E
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTES

The vendor has advised that Redrow are due to set up a management company, which will have a service charge payable for the maintenance of communal areas, including grass cutting on the meadow, among other responsibilities. It is believed that this has not yet been established. The vendor also advises that there is a standard set of restrictive covenants; please enquire for further details.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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