



East of 
ESTATE AGENTS

Veysey Close
St Leonards £750,000

Veysey Close

St Leonards £750,000

A beautifully presented family home offering spacious, well-planned accommodation ideal for modern living. Features include a bright sitting room, study, and a stunning open-plan kitchen/dining room with doors opening onto the garden, plus a separate utility room. Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite, and a contemporary family bathroom. Outside, the property benefits from driveway parking, a garage, and a landscaped rear garden with patio. Solar panels add improved energy efficiency.

Detached Family Home | Four Bedrooms | Large
Kitchen/Dining Room | Sitting Room | Study | Master Ensuite |
Family Bathroom | Garage and Parking | Large, Low
Maintenance Garden | Sought After Location

DESCRIPTION

This exceptional and handsomely presented family residence offers generous, thoughtfully arranged accommodation, perfectly suited to refined modern living. Enjoying strong kerb appeal, the property is approached via an immaculately kept front garden and opens into a welcoming reception hallway, where a staircase rises elegantly to the first floor. From here, access is afforded to a well-proportioned study, an elegant sitting room, and a stylish cloakroom with WC, together with a useful understairs storage cupboard.

The sitting room provides a sophisticated yet tranquil retreat, beautifully enhanced by a uPVC double-glazed bay window that frames views across the front garden while allowing natural light to flood the space.

The true heart of the home is the impressive open-plan kitchen and dining room, exquisitely finished and designed to cater for both everyday family life and entertaining on a grander scale. With floor-to-ceiling glazing to the dining area and double doors opening directly onto the garden, this stunning space creates a seamless transition between indoor and outdoor living. Adjoining the kitchen is a thoughtfully designed utility room, complete with a rear access door for added convenience.

To the first floor, the property continues to impress with four beautifully proportioned bedrooms, including three



generous doubles. Two of the principal bedrooms benefit from bespoke built-in wardrobes, while the luxurious main bedroom is complemented by a spacious and stylish en-suite shower room. A contemporary family bathroom, finished to an impeccable standard, completes the accommodation.

OUTSIDE

The exterior of the property is as meticulously presented as the interior. To the front lies an attractive and well-maintained garden, alongside a private driveway providing off-road parking and access to a substantial garage with up-and-over door. Gated side access and additional access via the garage lead through to the rear garden. The rear garden has been carefully landscaped to create a private and tranquil sanctuary, featuring a generous patio terrace ideal for alfresco dining, beautifully stocked mature borders, and a charming pond. This delightful space offers a perfect setting for both relaxation and entertaining. Further enhancing the appeal of this superb home is the added benefit of solar panels, contributing to improved energy efficiency and long-term sustainability.

LOCATION

Veysey Close, beautifully well kept by its residents, sits within the exclusive Earls Park, a modest development of prestigious detached houses built by the renowned house builder, David Wilson Homes, located in St Leonards, Exeter. Residents of Veysey Close enjoy exclusive use of a maintained level parkland with mature trees and a footpath which leads towards the River Exe, River walks and cycle paths. St Leonards is a highly sought after area of Exeter boasting some of the finest homes in the city and offering excellent local schools with Veysey Close being excellently located for easy access to the city's very best state and private schools. It is also in close proximity to the RD&E and the Exeter Nuffield Hospital.

AGENTS NOTES

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

Tenure: Freehold

Council Tax Band: F

Council: Exeter City Council

Green Fee: £381.54PA

Parking: Garage and Off-Road Parking

Garden: Rear Garden

Electricity: Mains

Gas: Mains

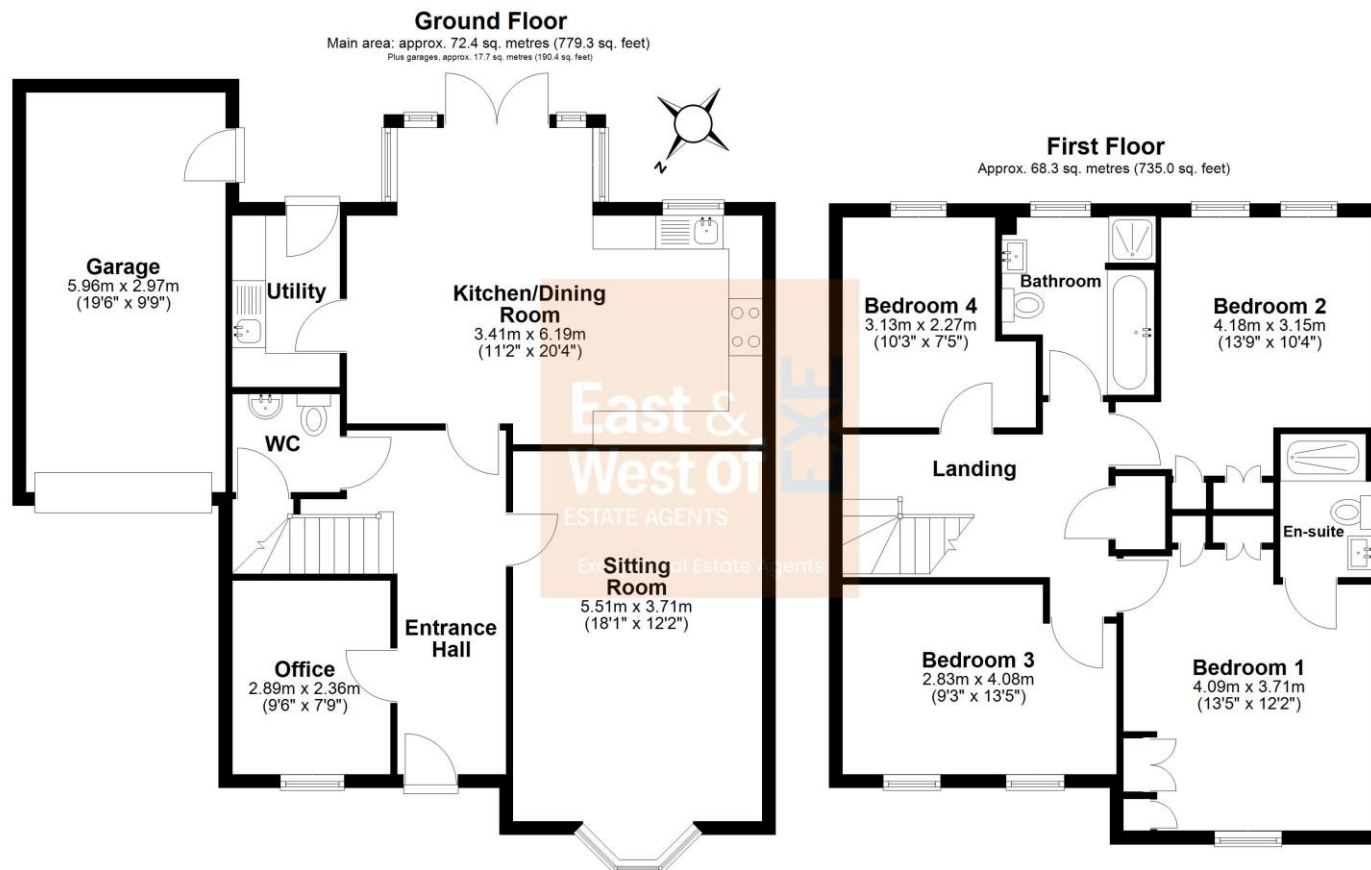
Water supply: Mains

Sewerage: Mains

Broadband: Full Fibre Broadband with up to 1600mbps download and up to 115mbps upload

Mobile Signal: Several networks currently showing as available at the property including 02 and Three.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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.



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

Registered in England no. 07121967