



£950,000

16 Berkeley Park, Exeter, Devon, EX3 0GD





Superbly presented three-bedroom detached bungalow on this sought-after development, built by the award-winning developer Heritage Homes. A highly energy-efficient zero-carbon home with solar panels, air-source heat pump and Tesla battery system.

- **Spacious open-plan sitting / dining / kitchen measuring over 31ft with large sliding doors to the garden**
- **3 Double Bedrooms - Master with En-Suite**
- **Luxury Family Bathroom**
- **Triple Glazing & Underfloor Heating throughout**
- **Tesla Battery System**
- **Landscaped rear garden with Studio and Garden Shed**
- **Double Garage**
- **Parking for two cars**

DESCRIPTION: Designed for modern, low-maintenance living, this beautiful three-bedroom detached bungalow offers generous space and exceptional energy efficiency. The bright open-plan living area overlooks the garden and is filled with natural light from large triple-glazed windows. A contemporary German-designed kitchen with high-quality appliances sits at the heart of the home, complemented by underfloor heating and an energy-efficient air-source heat pump.

Three spacious double bedrooms, two stylish bathrooms and excellent storage provide comfort and practicality throughout. A covered entrance canopy offers convenient sheltered access from

the driveway, while internal access to the garage adds everyday ease. Powered by roof-mounted solar panels, this zero-carbon home combines modern design with impressively low running costs.

SITUATION: Situated on the edge of the highly sought-after estuary town of Topsham, Berkeley Park is a carefully planned development by Heritage Homes offering a collection of contemporary zero-carbon homes. Perfectly positioned between the historic charm of Topsham and the vibrant city of Exeter, residents enjoy the best of both worlds – peaceful surroundings with excellent connectivity. Topsham’s independent shops, cafés and waterside pubs are just a short distance away, while Exeter city centre offers extensive shopping, dining and cultural attractions. Excellent transport links include nearby rail stations and easy access to the M5, making commuting simple. With local schools, leisure facilities and scenic riverside walks close by, Berkeley Park offers an exceptional lifestyle in one of Devon’s most desirable locations.

The accommodation comprises (all measurements are approximate):

GROUND FLOOR

Triple glazed covered entrance door to the...

ENTRANCE HALLWAY. Built-in cloaks cupboard. Built-in airing cupboard housing the pressurised hot water cylinder. Hatch to roof. Opening through to the open plan sitting / dining room. Doors leading off to the bedrooms.

OPEN PLAN SITTING / DINING ROOM / KITCHEN 31' 7" (9.63m) x 21' (6.40m): Double glazed sliding patio doors out onto the rear garden. Two triple glazed windows to rear. Wood effect flooring throughout with underfloor heating. This room opens up into the...

KITCHEN BREAKFAST ROOM AREA. The kitchen has quartz worktop surfaces with matching upstands with a breakfast bar. One and a half bowl stainless steel sink with groove drainer and Grohe mixer tap. Integrated dishwasher. Pan drawers. Pull out bin. Further bank of storage units incorporating a double oven, fridge and freezer. Matching wall mounted cupboards, one concealing a spice rack and Bosch extractor. Triple glazed window to the rear. Downlighters throughout. Extractor fan. Sliding door out to the rear hall. From the kitchen area there is a door to the...

UTILITY ROOM 6' 6" (1.98m) x 5' 3" (1.60m): Worktop surface with stainless steel sink and mixer tap. Cupboards under and space for washing machine and dryer. Tesla wall battery. Wood effect flooring. Underfloor heating.

REAR HALL. Located off of the kitchen with triple glazed doors to front and rear.

BEDROOM 1 18' 11" (5.77m) x 13' 5" (4.09m): Dressing area with a built-in double wardrobe. Opening through to the bedroom. Two triple glazed windows to the front. Wood effect flooring. Underfloor heating. Door to...

EN-SUITE 8' 9" (2.67m) x 5' 8" (1.73m): Modern white suite comprising large walk-in shower cubicle in fully tiled surround with glass screen and built-in twin-headed shower. Wall hung enclosed flush low-level WC. Wall hung wash hand basin with mixer tap in tiled surround. Chrome runged radiator. Opaque triple glazed window to the side. Downlighters. Extractor fan. Fitted mirrored medicine cabinet with LED lighting. Wood effect flooring. Underfloor heating.

BEDROOM 2 15' (4.57m) x 11' 7" (3.53m): Two triple glazed windows to the front. Wood effect flooring. Underfloor heating. Built-in wardrobe.

BEDROOM 3 12' (3.66m) x 8' 10" (2.69m): Triple glazed window to the front. Wood effect flooring. Underfloor heating.

BATHROOM 9' 5" (2.87m) x 8' (2.44m): Spacious bathroom comprising a double walk-in shower cubicle in full tiled surround with glass screen and built-in shower. Wall hung low level WC. Wall hung wash hand basin with mixer tap and cupboard under. Double ended free standing bath with built-in mixer tap and handheld shower. Wall mounted mirrored double medicine cabinet with LED lighting. Triple glazed opaque window. Chrome runged radiator. Downlighters. Extractor fan. Wood effect flooring. Underfloor heating.



OUTSIDE:

To the front of the property is a double width driveway providing **OFF ROAD PARKING FOR TWO CARS** leading to the...

DOUBLE GARAGE 20' (6.10m) x 19' 3" (5.87m): Electric door. Power and light. Pedestrian door to rear garden.

There is pedestrian access down the side of the garage to the...

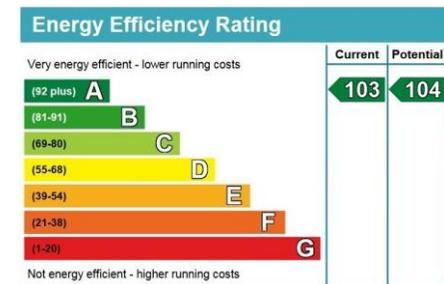
REAR GARDEN This beautifully designed garden has been thoughtfully hard landscaped to create a private, easy maintenance, contemporary outdoor retreat. Stylish paving is complemented by decorative stone beds and architectural planting, including palms and olive trees that bring a Mediterranean feel to the space. Subtle integrated lighting highlights the planting and surrounding walls, creating a lovely ambience in the evening and making the garden perfect for outdoor entertaining. A smart **GARDEN STUDIO** 11' 4" (3.45m) x 7' 5" (2.26m) provides a versatile additional space, ideal for use as a home office, gym or relaxation room, while the generous paved seating areas offer plenty of room for dining and socialising. There is also a **TIMBER GARDEN SHED**.

WHAT3WORDS: ///bills.issued.cracks

TENURE: Freehold

COUNCIL TAX BAND: F - £3437.63

GROUND FLOOR
1710 sq.ft. (158.8 sq.m.) approx.



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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

