

40 The Green

HOLLAND PARK

Wilkinson Grant & Co

40 The Green

Holland Park

DEVON

Well presented and tucked away in a quiet cul-de-sac, offering an impressive 758 sq ft, two parking spaces and a generous, private detached garden. Built by Heritage Homes with remaining developer warranty, close to green spaces, local shop and train station.



- 758 Sq.Ft
- 2 Double Bedrooms
- Level Rear Garden
- 1 Bathroom
- Well Connected Location
- Allocated Parking for 2 Cars











THE PROPERTY

A beautifully presented modern home, originally built by highly regarded local developer Heritage Homes, offering stylish, thoughtfully finished accommodation together with the unusual benefit of an extremely private and generously sized detached garden.

Immaculately maintained throughout, the property has a light and contemporary feel, with a practical layout particularly well suited to modern day-to-day living. The entrance hall leads through to a sleek, well-appointed kitchen, fitted with a range of modern units and integrated appliances. The ground floor continues into an impressive living and dining space, creating a sociable heart to the home with plenty of room for both relaxing and entertaining. Neutral décor and a considered finish enhance the feeling of light and space, resulting in a home that feels immediately ready to move into and enjoy.

Upstairs are two well-proportioned bedrooms, both beautifully presented. Bedroom one benefits from fitted wardrobes, providing excellent built-in storage while retaining plenty of space for additional furniture. The second bedroom is another comfortable double, while a contemporary family bathroom completes the first floor.

One of the property's most distinctive features is its garden. Detached from the house, this is an exceptionally private and surprisingly generous outdoor space, screened by mature trees and established greenery to create a wonderfully secluded setting. An extended patio provides ample space for outdoor dining and entertaining, with a good-sized lawn beyond.

The setting combines a pleasant residential environment with excellent everyday convenience. Green open spaces are close by, while a local shop and train station are both within easy reach, making this an appealing option for those wanting a modern home with good connections and amenities nearby.

Beautifully presented, exceptionally well cared for and with a garden that really sets it apart, this is a superb opportunity to acquire a quality Heritage Homes property in a convenient and well-connected location.

THE LOCAL AREA

Situated adjacent to Exeter Golf and Country Club and off sought-after Old Rydon Lane, Holland Park is set in calm and serene surroundings, adjacent to the beautifully maintained grounds of the Listed Newcourt House.

There are regular bus services to the city centre and the nearby Tesco Superstore. Sandy Park (Home of the Exeter Chiefs), The View Restaurant and Bar and The Blue Ball Public House are all within a mile level walk. Topsham and other Exe estuary villages are accessible via the Route 2 cycle path, footpath and trainline from Newcourt train station, both within 0.6 miles, giving access to Topsham, Exmouth and Exeter, where mainline rail links to Bristol, London and beyond can be accessed.

The M5 Junction 30 and A30 are both nearby and Exeter airport with daily flights to UK and European destinations.

While the location will appeal to a keen golfer, any buyer seeking a premium property could not fail to be impressed by the quality of life that the address offers. With leafy lanes and expanses of green all par for the course, it's clear to see why this is such a desirable location.







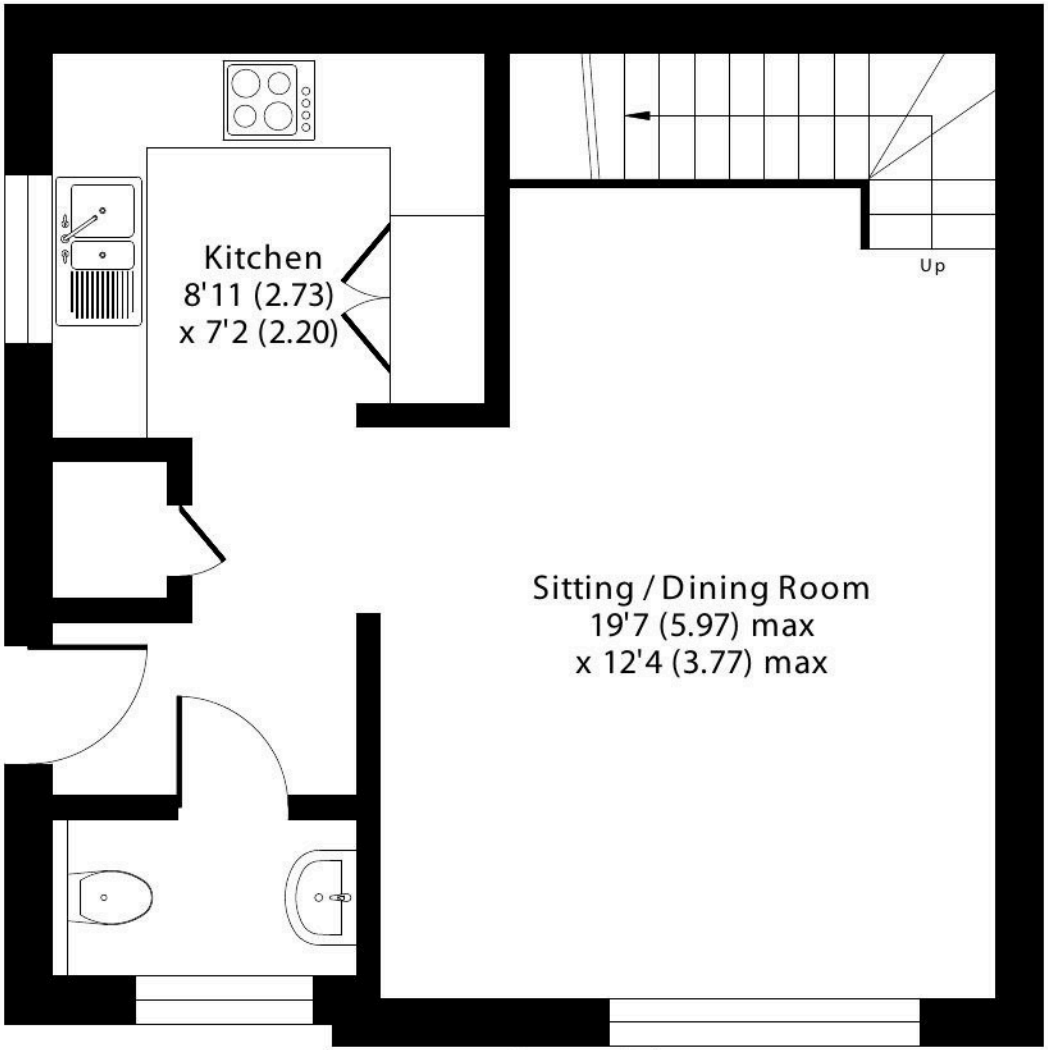

NEWCASTLE

WG

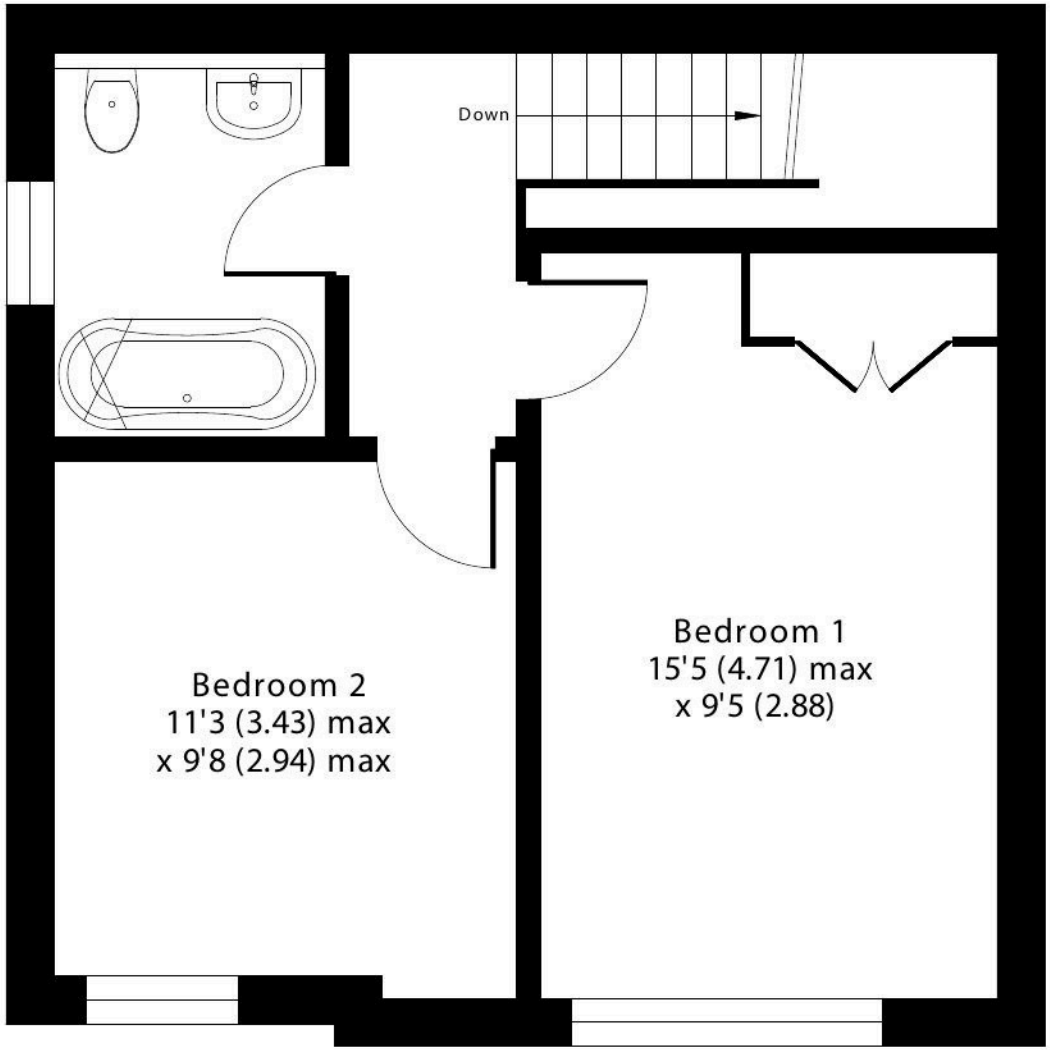
FLOORPLAN

Approximate Area = 758 sq ft / 70.4 sq m

For identification only - Not to scale



Ground Floor
abt 379 SQFT / 35.2 SQM



First Floor
abt 379 SQFT / 35.2 SQM

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Please Note: some images in this brochure maybe location shots or digitally staged

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SERVICES, UTILITIES & PROPERTY INFORMATION

40 The Green

HOLLAND PARK, EXETER, EX2 7SQ

Speak to the Agent or Book a Viewing

DIRECTIONS:

From Topsham, head along Exeter Road until reaching the Countess Wear roundabout, take the third exit and continue along Rydon Lane. After a short distance turn right into Holland Park, continue straight onto Regency Drive, taking the 2nd turning onto 'The Green'. Continue round to the right, where the property can be found at end of the cul-de-sac.

Postcode for Sat Nav: EX2 7SQ

What3Words: ///glare.alarm.shirts

Mains Gas (serving the central heating boiler and hot water)

Electricity is Mains supplied.

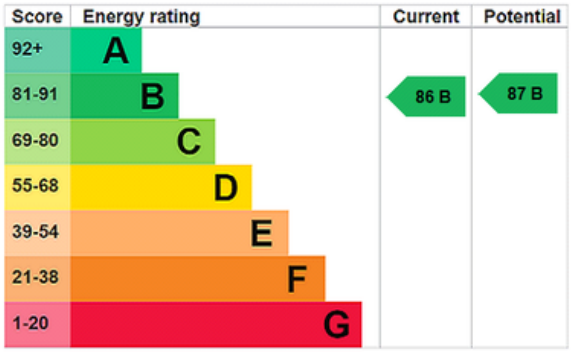
Water is Mains supplied.

Mains Drainage

Broadband currently in contract with BT. Estimated download speed 207 Mbps and Upload speed 261 Mbps.

Several Mobile Networks currently show as available (O2, Vodafone & EE). Landline not currently in contract.

ENERGY PERFORMANCE CERTIFICATE:



Read the full report here

AGENTS NOTE:

The vendor advises there is a Ring doorbell installed.

The Vendor advises that the Management company is The Green (Exeter) Limited (Co. Regn. No. 11580275) and the developer Heritage Homes are managing whilst the development is completed. We understand that there will be a maintenance fee, and the vendor expects this to be in the region of £250-£350 per annum but has not yet been collected.

Freehold

Council Tax Band: C

Semi Detached House

Conservation Area N/A





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