



Connells

Birchy Barton Hill
Exeter

Birchy Barton Hill Exeter EX1 3ET



Property Description

Nestled in the sought-after family area of Birchy Barton, this charming DETACHED EXTENDED 4 bedroom home offers a warm and cosy atmosphere, ideal for comfortable family living. Conveniently located close to local shops, schools and amenities, with easy access to the M5, it blends peaceful living with excellent connectivity. The property boasts fantastic open views, large rear garden with raised decked area and extensive lawns ideal for children to play or keen gardeners, perfect for families and outdoor entertaining. The garden includes decked raised area, ideal for al-fresco dining or relaxing in the sun, parking for 2 vehicles and a GARAGE. This is a wonderful opportunity to secure a home in one of Exeter's most popular family neighbourhoods. The accommodation comprises:- Entrance porch, entrance hallway, lounge open to kitchen, utility area 2 bedrooms, bathroom/WC, first floor landing, 2 bedrooms and shower room/WC.

Agents Note

Under Section 21 of The Estate Agents Act, the vendor of this property is a relative of a member of staff at Connells Estate Agents.

Entrance Porch

Double glazed door to side, double glazed windows surrounding.

Entrance Hall

Door to side, parquet floor, wall mounted radiator.

Living Room/ Kitchen

25' 7" exc bay x 15' 9" max (7.80m exc bay x 4.80m max)

Double glazed rear aspect window with open views, parquet floor, log/coal burner, wall mounted radiator. Kitchen area: Double glazed front aspect window, base units, work surfaces, shelving, space for fridge, wine rack, plumbing for dish washer, 1 1/2 bowl sink unit, double electric oven, gas hob with extractor over.

Bathroom

Double glazed obscured front aspect window, bath with shower attachment, low level toilet, wash hand basin, tiling, wooden floor, wall mounted radiator,

Bedroom 1

13' 7" into bay x 11' 9" (4.14m into bay x 3.58m)

Double glazed rear aspect window with open views, wooden floor, wall mounted radiator.

Bedroom 2/ Study

11' 9" x 9' 8" (3.58m x 2.95m)

Double glazed side aspect window, wooden floor, wall mounted radiator.

Utility

19' 2" x 4' 5" (5.84m x 1.35m)

Double glazed windows and door to side, double glazed window to rear, tiled floor, plumbing for washing machine, space for appliances.

Landing

Double glazed rear aspect skylight window with open views.

Bedroom 3

18' 3" max x 12' 1" (5.56m max x 3.68m)

Double glazed front aspect skylight window, double glazed rear aspect window with open views, eaves storage, wall mounted radiator.

Bedroom 4

18' 4" max x 9' 5" (5.59m max x 2.87m)

Double glazed front aspect skylight window, double glazed rear aspect window with open views, eaves storage, wall mounted radiator.

Shower Room

Double glazed front aspect skylight window, shower cubicle with mains shower, shaver socket, low level toilet, wash hand basin, eaves storage, tiling, tiled floor, heated towel rail.

Outside

Patio, decked area, two areas of lawn, patio at the bottom of the garden, mature trees, outside tap, summer house. Two parking spaces to the front.

Garage

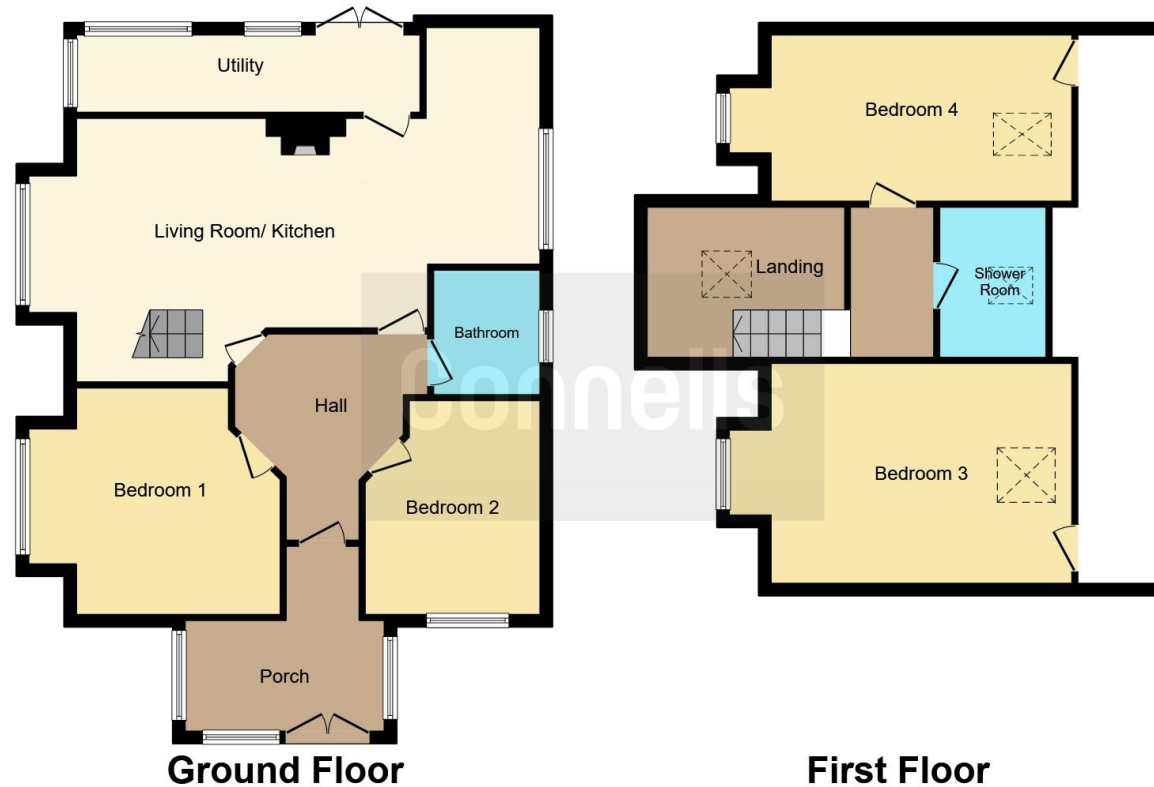
19' 9" x 9' 3" (6.02m x 2.82m)

Roller door, power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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