



61, Barnardo Road



**STAGS**



# 61, Barnardo Road

Exeter, Devon EX2 4ND

Exeter Cathedral (0.7 Miles), Magdalen Road (0.3 Miles),

A beautifully presented Edwardian townhouse in the heart of St Leonards, offering spacious and stylishly appointed accommodation across three floors, with a private west-facing courtyard garden.

- Edwardian end-of-terrace townhouse
- Highly sought-after St Leonards location
- Stunning open-plan kitchen/dining room
- No onward chain
- EPC band: D(56)
- Four generous double bedrooms
- Stylishly updated with period features throughout
- Private west-facing courtyard garden room
- Freehold
- Council tax band: D

## Offers In Excess Of £550,000

### SITUATION

Barnardo Road enjoys a prime position in the highly sought-after residential area of St Leonards, one of Exeter's most desirable neighbourhoods. The property is ideally placed for access to the vibrant Magdalen Road parade, offering an eclectic mix of independent shops, cafés, and amenities. The city centre is within comfortable walking distance, providing a wide range of retail, cultural and leisure opportunities, along with riverside walks and the historic Quayside.

Exeter offers excellent transport links, with mainline railway stations connecting to London Paddington, Bristol and the wider South West, while the A30 and M5 motorway network lie within easy reach. Exeter International Airport is just over five miles away and provides a range of domestic and international flights. The area is also well served by outstanding local schooling, including St Leonard's CofE Primary School and the highly regarded Exeter School and University.





## DESCRIPTION

This handsome end-of-terrace Edwardian townhouse combines elegant period features with high-quality contemporary finishes. Thoughtfully updated throughout, the property offers light-filled and generously proportioned accommodation arranged over three floors, perfectly suited to modern family living. Period charm is evident in the high ceilings, ornate cornicing and bay windows, while the stylish kitchen/dining room and modern bathrooms offer comfort and convenience.

## ACCOMMODATION

A tiled path leads to the front door, opening into a welcoming entrance vestibule and central hallway with understairs storage and stairs rising to the upper floors. The sitting room lies to the front of the house and is an elegant space, filled with light from a wide bay window and featuring high ceilings, cornicing, picture rails and a period-style fireplace with fitted alcove cabinetry. To the rear, the impressive kitchen/dining room spans the width of the house and is a superb open-plan space, ideal for modern living. Dual skylights and bi-folding doors flood the room with natural light, while the kitchen is fitted with high-gloss units, integrated appliances and a curved central island with inset hob and suspended extractor, all set over warm wood flooring.

On the first floor are two generous double bedrooms, one with fitted wardrobes and bay window, and the principal with far-reaching views towards the Haldon Hills. A smart modern bathroom serves this level. The top floor offers two further double bedrooms, both with built-in wardrobes and large picture windows enjoying elevated views across the city to Exeter Cathedral and the surrounding countryside. A second bathroom completes the accommodation, featuring a freestanding curved bath and contemporary fittings.

## OUTSIDE

To the front of the property is a neatly presented brick-paved garden enclosed by a low wall, with a pedestrian gate and side access to the rear. The west-facing courtyard garden is an attractive and private outdoor space, largely laid to paving and interspersed with mature shrubs, trees and herbaceous planting. It provides an ideal setting for al fresco dining and summer entertaining. On-road parking is available in the immediate vicinity.

## SERVICES

Utilities: Mains drainage, gas, electricity and water (metred)

Heating: Gas central heating.

Tenure: Freehold

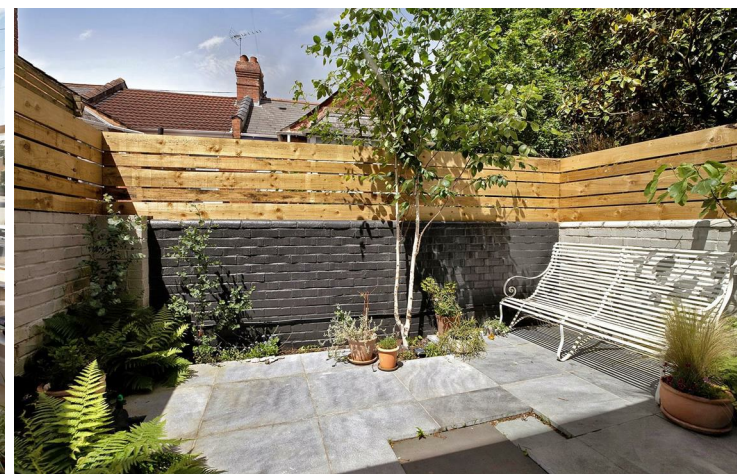
EPC: D(56)

Council tax band: D

Standard and Ultrafast broadband available (Ofcom), EE, Three, O2 and Vodafone mobile network available (Ofcom).

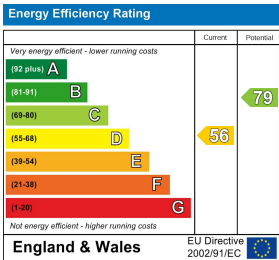
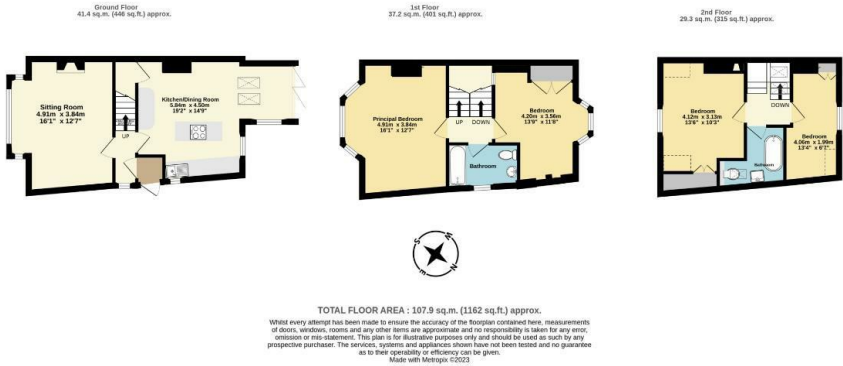
## AGENTS NOTE

Please note that the property is situated in the St Leonards conservation area. There are a few restrictive covenants, please ask agent for further information.





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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