

61, Barnardo Road

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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 Four generous double bedrooms
- Highly sought-after St Leonards
- Stunning open-plan kitchen/dining room
- No onward chain
- EPC band: D(56)

- Stylishly updated with period features
- Private west-facing courtyard garden
- 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.



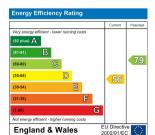




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