



Flat 2, 55 Barton Road



**STAGS**



# Flat 2, 55 Barton Road

Exeter, Devon, EX2 9BT

Exeter Cathedral (1 Mile), St Thomas train station (0.4 Miles)

A striking first floor apartment within a unique development, offering spacious open plan living, two double bedrooms with en-suites, balcony and parking.

- No onward chain
- Open plan kitchen/living
- En-suite bedrooms
- Separate office
- Parking space and bike store
- Private balcony
- Council tax band: B
- Share of freehold

Guide Price £325,000

## SITUATION

Flat 2 occupies a superb position in St Thomas, within easy reach of local amenities including shops, cafés and public houses along Cowick Street. Riverside walks, the historic Quayside and the extensive facilities of Marsh Barton are all nearby, while Exeter's vibrant city centre is just over the Exe Bridges. The property is well placed for access to St David's railway station and the wider road network, including the A30, A38 and M5.

## DESCRIPTION

One of just two apartments created from the former T.H. Ede pickle factory, Flat 2 represents a rare opportunity to acquire a stylish and individual home within a building of local significance. Converted with exceptional attention to detail, the property combines contemporary finishes with character features, including exposed beams, roof timbers and mezzanine floor.

This light and spacious apartment offers two double bedrooms, each with its own en-suite shower room, together with an impressive open plan living area featuring a well-equipped kitchen and double doors to a decked balcony. Additional benefits include a separate office/store, off-road parking and use of a shared bike store. The apartment is offered with a share of the freehold.





## ACCOMMODATION

A private entrance with stairs rises to the first floor landing, where there is access to a useful office/store room. The open plan living/kitchen area is a particularly generous room, filled with natural light from triple aspect windows, Velux roof lights and glazed double doors opening to the balcony. Exposed beams and woodwork highlight the building's character, while the modern kitchen area is fitted with a range of units, breakfast bar, integrated oven and hob with extractor, dishwasher, fridge and freezer, with space for further appliances. From here, stairs rise to the mezzanine level, providing additional living/working space. The principal bedroom includes built-in storage, a cupboard housing the boiler, and an en-suite shower room. The second double bedroom also benefits from its own en-suite shower room and built-in storage.

## OUTSIDE

The apartment enjoys a private decked balcony with glass balustrade, ideal for outdoor seating. There is one allocated parking space together with a shared bike store and a private garage/store

## SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband

Drainage: Mains drainage

Heating: Gas

Tenure: Share of freehold (lease of 999 from 2019)

EPC: C(79)

Council tax band: B

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

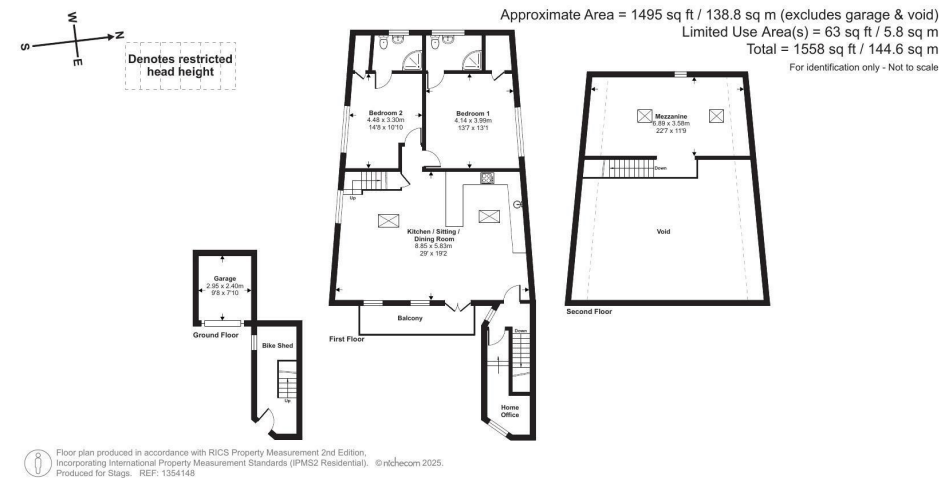
## LEASE DETAILS

The vendor has advised the property owns share of the freehold with a lease of circa 993 years. The service charge is currently set as £50.





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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 79      | 79        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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