



BARRACK ROAD

ST LEONARDS, EXETER, EX2 5ED



Robert Williams

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“ A charming three bedroom period terraced property ideally located in Exeter close to the RDE Hospital”.



BARRACK ROAD

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A period 3 bedroom terraced house in a wonderfully convenient spot in Exeter close to the hospital.

The ground floor of the property has two reception rooms, a kitchen, utility area, plus a shower room and three bedrooms on the first floor. The property requires some modernisation and would equally suit an owner occupier or investor, due to the fantastic location close to the Royal Devon and Exeter hospital and the St Leonards district of the city.

Outside, there is a paved garden area that with some well-planted raised beds offers a mature haven from the city. There is pedestrian access, via a service lane, to the courtyard, which is perfect for the movement/storage of bicycles and garden furniture/supplies.

There is residents permit parking available on street.

Barrack Road offers a convenient position in Exeter, close to the city centre within the sought after ward of St Leonards. The Royal Devon and Exeter Hospital, Peninsula Medical Centre and University of Exeter St Luke's Campus are all near to the property. The property is also a short walk from Waitrose and plenty of independent shops, restaurants and pubs in both Heavitree and Magdalen Road.



3  bedrooms 1  bathrooms
2  receptions 0  car spaces

Local Authority: Exeter Council

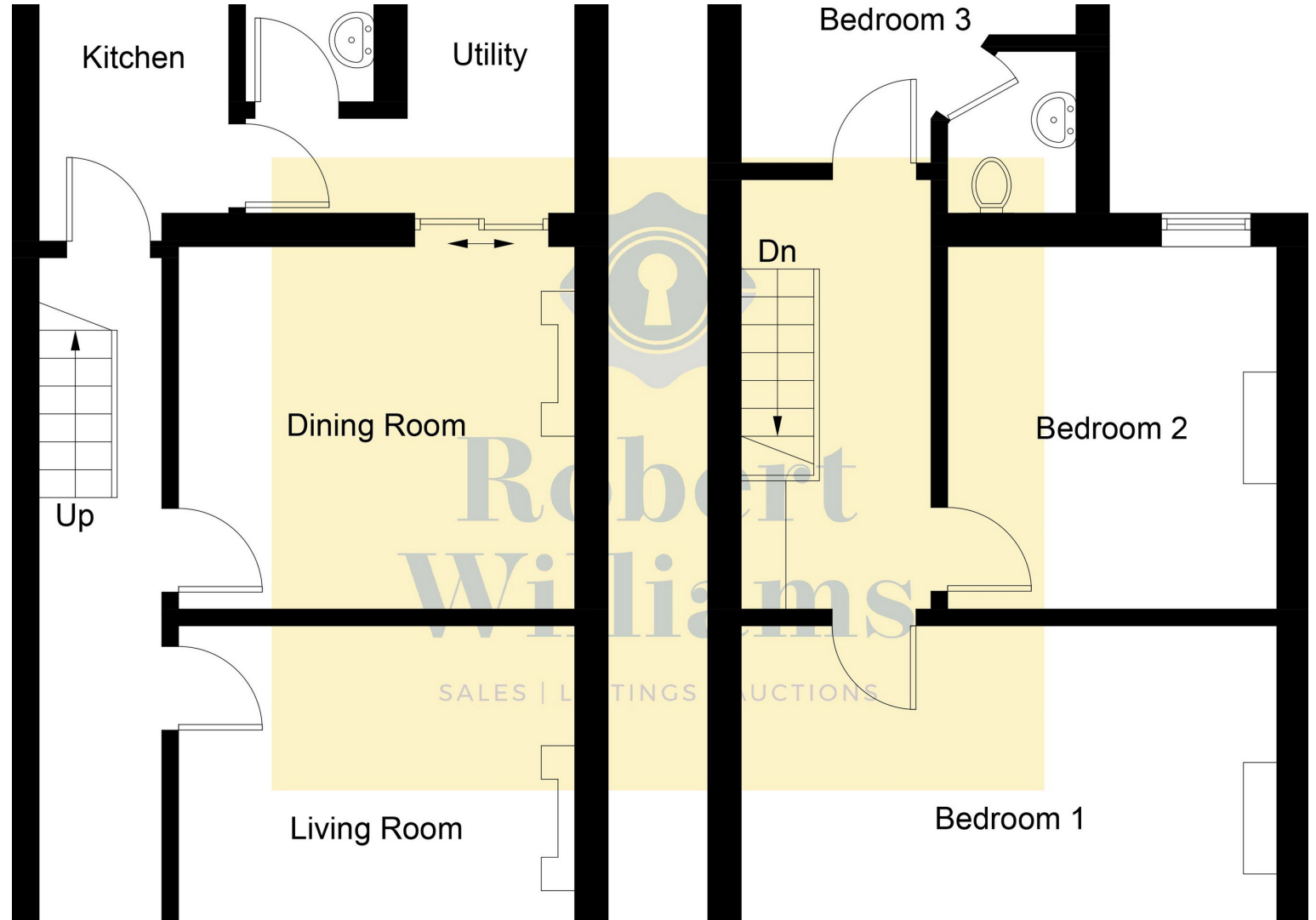
Council Tax Band: C

Tenure: Freehold

Heating: Electric Storage Heaters

Services: Mains water and drainage

Energy Efficiency Rating: TBC



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Robert Williams Estate Agents, 2 Southernhay West, Exeter, EX1 1JG

Tel: 01392 204800 • sales@robertwilliams.co.uk • robertwilliams.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.