

61 Barnardo Road, Exeter, Devon







A fine four bedroom end-of-terrace **Edwardian townhouse** with courtyard garden in thriving and popular St Leonards.

Summary of accommodation

Ground Floor: Hall | Sitting room | Kitchen/dining room

First Floor: Principal bedroom | Further bedroom | Bathroom

Second Floor: Two bedrooms | Bathroom

Outside: Courtyard garden

Distances

xx miles, xx miles

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Location

The desirable setting of St Leonards is a prime location on the fringes of the bustling city of Exeter. There is a wide array of easily accessible shops nearby on the parade at Magdalen Road, whilst central Exeter is less than a mile away. Exeter provides a wealth of further shopping along the historic quayside, with the nearby cities of Plymouth and Bristol offering additional choices. The surrounding areas benefit from a wide range of leisure pursuits including fishing, hiking along the Jurassic coastline, and access to several sandy beaches. Haldon Forest also gives access to around 3,500 acres of woodland, with ample walking, cycling and riding trails, as well as the popular sensory trail at Mamhead.

There are excellent transport links, with Exeter's mainline railway stations offering fast and frequent services to Bristol, Plymouth and London Paddington, and the A30 and M5 giving access to the entire national motorway network. Exeter International Airport is just over five miles distant and provides a good range of both domestic and international flights.

The region is also served by a plethora of well-regarded schooling options, including St Leonard's CofE Primary School, Wynstream School and St Michael's CofE Primary Academy, all of which are rated 'Outstanding' by Ofsted, as well as the esteemed Exeter School and University of Exeter.





The property

Located in a sought-after central St Leonards setting with excellent amenities, this handsome Edwardian townhouse enjoys characterful and thoughtfully updated accommodation arranged over three generous floors. It offers a large sitting room, kitchen/diner, four bedrooms and a private courtyard.

The entrance vestibule opens to a central hallway with a stairway rising to the first-floor level and ample storage below. The attractive sitting room, with its high corniced ceilings and picture rails is flooded with natural light via a large bay window and has an in-keeping feature fireplace with alcove cabinetry to either side, as well as a tall matte black vertical radiator. The chic multi-aspect kitchen/dining space is also light-filled, with dual skylights and bi-folding doors to the west-facing courtyard. It offers warm wood flooring and an array of stylish white gloss cabinetry and integrated appliances, with a curved central island featuring an inset induction hob and suspended extractor above.

The first floor houses two well-proportioned and charming bedrooms, both of which benefit from fitted wardrobes and wide bay windows, with the principal enjoying dual vertical radiators, a ceiling rose and far-reaching views of the scenic Haldon Hills. The bedrooms are well-served by a modern family bathroom.

On the second floor are two further well-sized rooms, both with built-in wardrobes and large picture windows framing impressive views of the Cathedral and countryside beyond. Completing the indoor accommodation is a second sleek contemporary family bathroom, which features a luxurious freestanding curved bathtub and chrome towel heater.



Gardens and grounds

The property has access to convenient on-road parking and features a brick-laid front garden with a low-level wall and an access gate to the side. The enviable private courtyard garden enjoys a sunny westerly aspect and is largely laid to paving, interspersed with several herbaceous plants, trees and shrubs. It offers the ideal opportunity for entertaining, dining al fresco and indoor/outdoor open-plan living.

Services

XXXXXX

Directions

Postcode: EX2 4ND

what3words: /// ??????????

Property information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band D

EPC Rating: D

Guide Price: £000,000



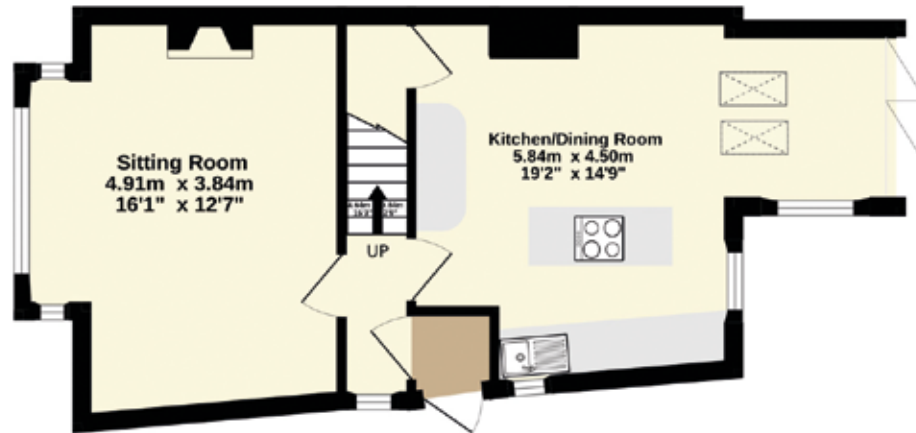
Approximate Gross Internal Floor Area

107.9 sq m (1162 sq ft)

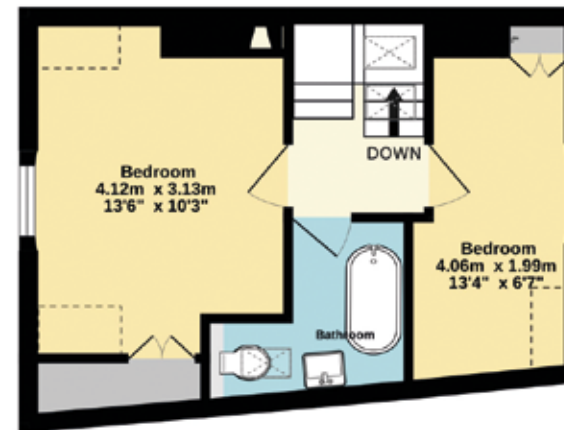
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

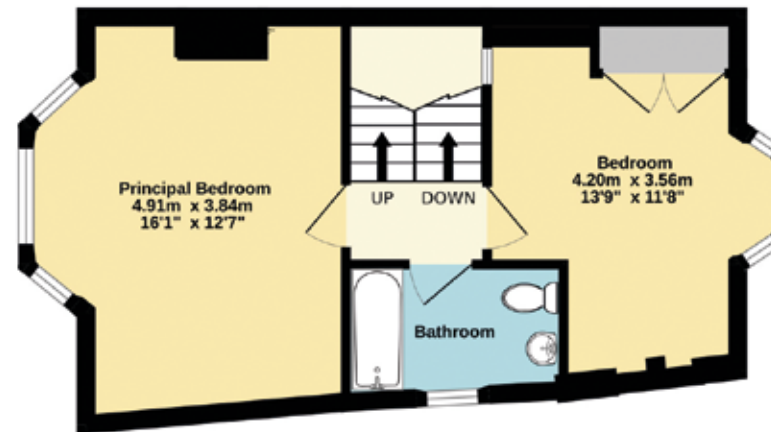
Ground Floor
41.4 sq.m. (446 sq.ft.) approx.



2nd Floor
29.3 sq.m. (315 sq.ft.) approx.



1st Floor
37.2 sq.m. (401 sq.ft.) approx.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



