








34 BARNFIELD ROAD

Exeter, Devon



34 BARNFIELD ROAD EXETER, DEVON

A stylish four-bedroom home with modern styling,
in a sought-after setting moments from the city centre.

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4			

Local Authority: Exeter City Council
Council Tax band: G
Tenure: Freehold

Guide price: £795,000

LOCATION

Barnfield Road is set in a highly sought-after position just moments from Exeter city centre, and with sought-after St. Leonards on its doorstep. The shops, bars and restaurants of the city centre a five minute walk away, including the High Street and Princesshay, with its selection of well-known retail outlets, while there are also plenty of independent retailers and boutiques in the smaller streets off the High Street. Meanwhile, St. Leonard’s is one of the most prestigious addresses in Exeter and offers easy access to the centre, as well as local community facilities and Magdalen Road with its parade of shops.

The area has plenty of leisure and cultural activities to choose from, with theatres, museums, galleries and cinemas, as well as tennis clubs, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of Exeter city centre.

The area offers excellent transport links and Exeter’s four mainline train stations are all within two miles from the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, approximately five miles away, offering both local and international flights.

The region is well served by good schools such as Exeter College and St Leonards C of E Primary School, both rated ‘Outstanding’ by Ofsted, as well as the independent Exeter Cathedral School and The Maynard School. The world-renowned University of Exeter is also just over a mile from the property.

Distances: Exeter city centre 0.2 miles, Exeter St. David’s station 1.4 miles (2 hours to London Paddington), M5 (Jct 29) 2.8 miles, Exeter Airport 4.4 miles (1 hour to London City Airport) (All distances and times are approximate).



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34 Barnfield Road is an impressive modern four-bedroom property, set in a large period house alongside two other homes. The property offers stylish, neutral décor and high-quality contemporary fittings across three levels, with four bedrooms and light, spacious reception rooms.

The main ground-floor reception room is the 28ft sitting room, which stretches across the back of the property, features wooden flooring, a modern fireplace and welcomes plenty of natural light from its bay window and French doors opening onto the rear garden. The space is ideal for both a seating area and a dining area.

Also on the ground floor, the kitchen and breakfast room features fitted units to base and wall level, a breakfast bar and a range cooker with an extractor hood. There is a useful adjoining utility room. Providing additional storage and space for home appliances.

Upstairs on the first floor there are three well-presented double bedrooms, including the principal bedroom with its large, luxury ensuite bathroom featuring a bathtub and a corner shower unit. The two further first-floor bedrooms both benefit from en suite shower rooms. The second floor provides a fourth double bedroom with a skylight, as well as a shower room. An additional family shower room is available on the ground level.



GARDEN & GROUNDS

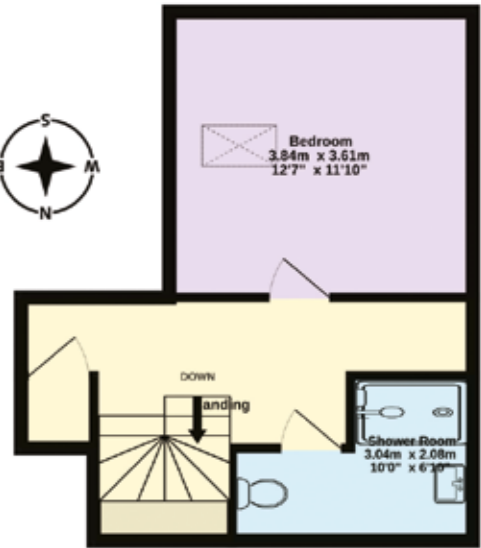
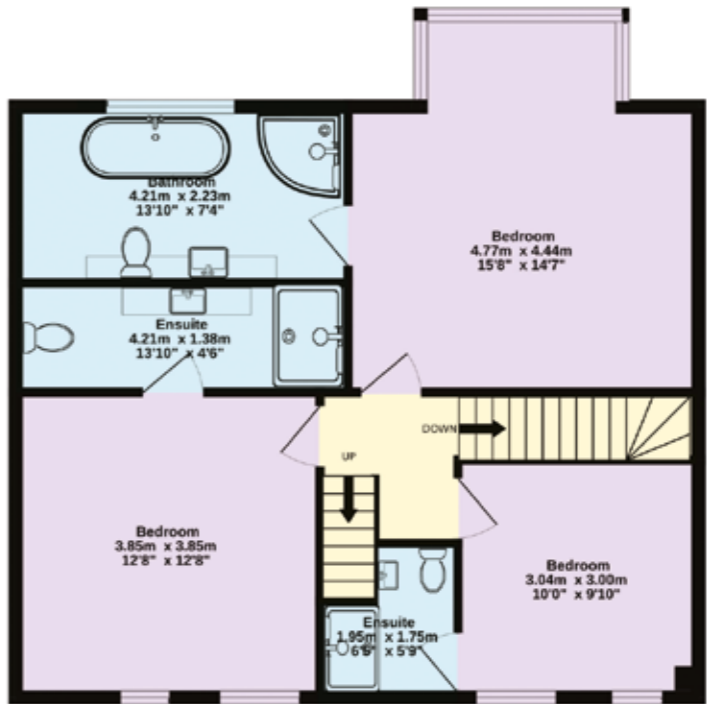
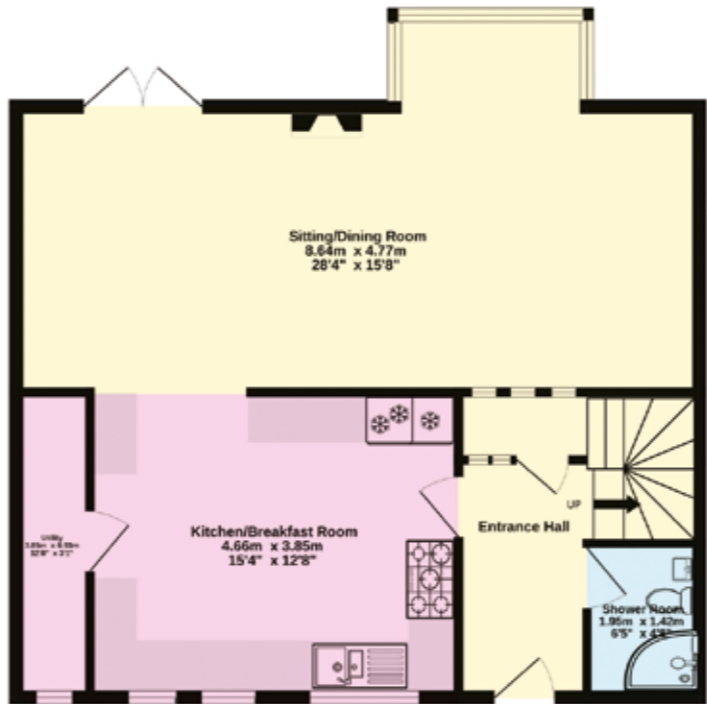
At the front, the in/out shared driveway provides two off road parking spaces. The private garden to the rear has a south-facing aspect and features a level lawn bordered by timber fencing, and a shed for garden storage.

PROPERTY INFORMATION

Services: Gas, electricity and water.

Postcode: EX1 1RX

what3words: ///courier.mime.puff



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

Approximate Gross Internal Area = 164.6 sq m / 1,772 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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