



SOUTHGATE

ESTATES

*51 Barley Farm Road,
Exeter, Devon, EX4 1NJ*
£330,000



Three Bedrooms, Semi-Detached House, Far-Reaching Views, Off-Road Parking, Enclosed Garden, Convenient Location

A substantial three bedroom property, situated in the convenient location of Higher St Thomas. The property features a large driveway allowing ample off-road parking, along with a garden to the rear benefitting from far-reaching views to the top. The internal accommodation briefly consists of an entrance porch and hallway, a living room, dining room and kitchen on the ground floor. Upstairs are three bedrooms (two of which are doubles) and a modern bathroom.

The ideal location offers a number of amenities nearby, including the various shops, cafes and convenience stores along the popular Cowick Street, as well as St Thomas train station, and Barley Valley nature reserve; a popular spot for local walkers, spread across 11 hectares. Exeter's city centre is just a short distance from the property, providing many high street shops, eateries and entertainment facilities.





Ground Floor The front door opens to the entrance porch and hallway, which provides access to the living room, along with stairs rising to the first floor.

The living room is well-proportioned and enjoys a large window to the front aspect allowing a good-degree of natural light. There is also a feature log burner, and an archway through to the dining room, providing both rooms with an open-plan feel. The dining room also includes French doors opening out to the garden, and a sliding door to the kitchen.

The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl ceramic sink and drainer unit with a flexi-hose mixer tap over. Space is available for a range cooker with an extractor hood over, an American-style fridge freezer, a dishwasher, washing machine and tumble dryer. There are also windows to the rear and side aspects, and a door out to the garden.



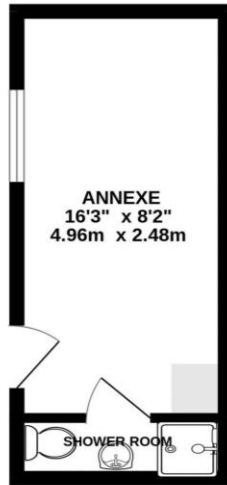
First Floor Stairs rise to the first floor landing, which benefits from an obscured window to the side aspect, and access to the three bedrooms and bathroom. The master bedroom is complemented by a window to the front aspect with lovely far-reaching views. There is also ample fitted storage. Bedroom two is another well-proportioned double, and has the advantage of a window to the rear aspect overlooking the garden, as well as a mirrored wardrobe. The third bedroom includes a window to the front aspect, also featuring excellent views, and a built-in cupboard. Finally, the modern family bathroom comprises a bath with a rainfall shower and additional shower head, plus a mixer tap over, along with a close coupled WC and a wash basin with a mixer tap over and vanity unit below. There is also a heated towel rail and an obscured window to the rear aspect.

Garden, Parking & Annexe Doors open out to the good-sized rear garden, which includes a spacious patio area offering a perfect spot for outdoor dining. Access is provided to the multi-functional annexe/workshop, which is serviced by power and lighting, with a shower room to the rear, making this ideal for a number of uses. Steps lead to the various raised sections of the garden, which boast an exceptional far-reaching outlook, and space for seating to admire the view. There are also a number of garden sheds, and space for a greenhouse. To the front of the property is a driveway, allowing ample off-road parking.

Property Information Tenure: Freehold. Council Tax Band: C.

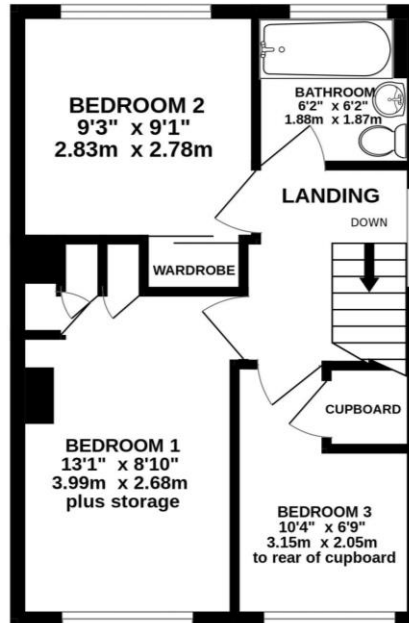
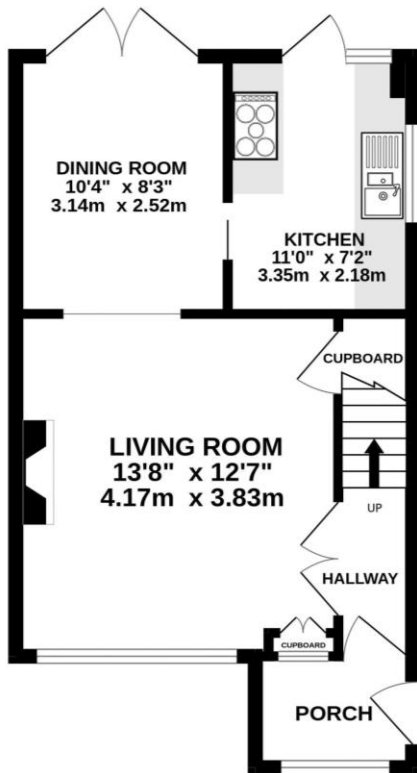






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Southgate Estates

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

southgateestates.co.uk