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77 Barrack Road, Exeter, Devon, EX2 5ED



SOUTHGATE
— ESTATES —

£425,000





77 Barrack Road, Exeter

A spacious three bedroom semi-detached house located in a highly convenient location within the area of St Leonards. The property offers valuable off-road parking to the front, and an attractive secluded garden to the rear. The internal accommodation briefly comprises an entrance hallway, a lounge, an open-plan kitchen diner, a separate study and a downstairs cloakroom. Upstairs are the three bedrooms, two of which are doubles, and the main family bathroom.

The property is ideally situated within close proximity to a number of amenities, including the RD&E Hospital, many independent shops, cafes and restaurants along Magdalen Road and Heavitree's high street, and a selection of excellent primary and secondary schools. Exeter's city centre is also just a short distance from the property, as well as the picturesque quayside, with many walks and cycle routes along the Exe Estuary.



Ground Floor The front door opens into the inviting entrance hallway which provides stairs rising to the first floor, and wooden flooring extending throughout the ground floor. A door opens into the attractive lounge which is complemented by a large window to the front aspect filling the space with ample natural light and a recessed area provides space for shelving. The impressive open-plan kitchen diner features a range of matching wall and base units with solid wood worktops and a ceramic 1.5 bowl sink and drainer unit with a mixer tap over. An integrated oven includes an electric hob, plus there is space for a tall fridge freezer and a washing machine. A door opens directly out to the garden, a window faces the rear aspect, and there is the addition of a large skylight. A sliding door leads to the multi-functional study area, providing the perfect space to work from home, with a window to the front aspect and a door to the downstairs cloakroom.



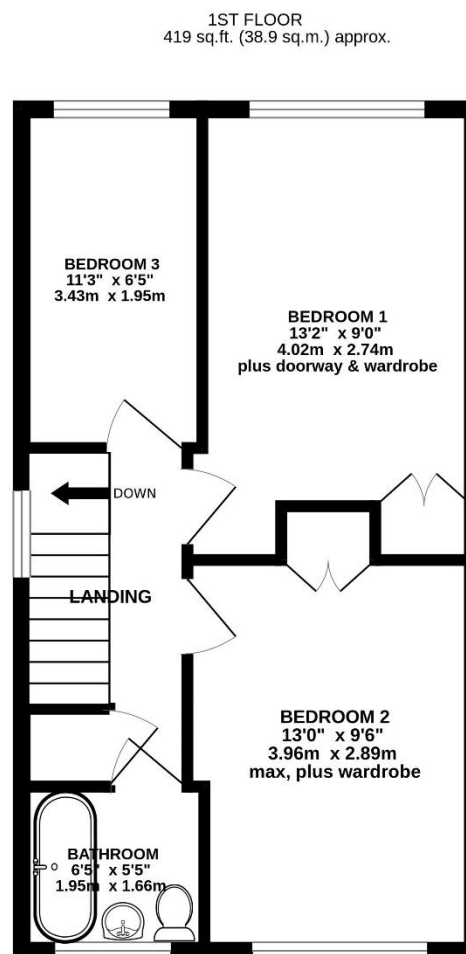
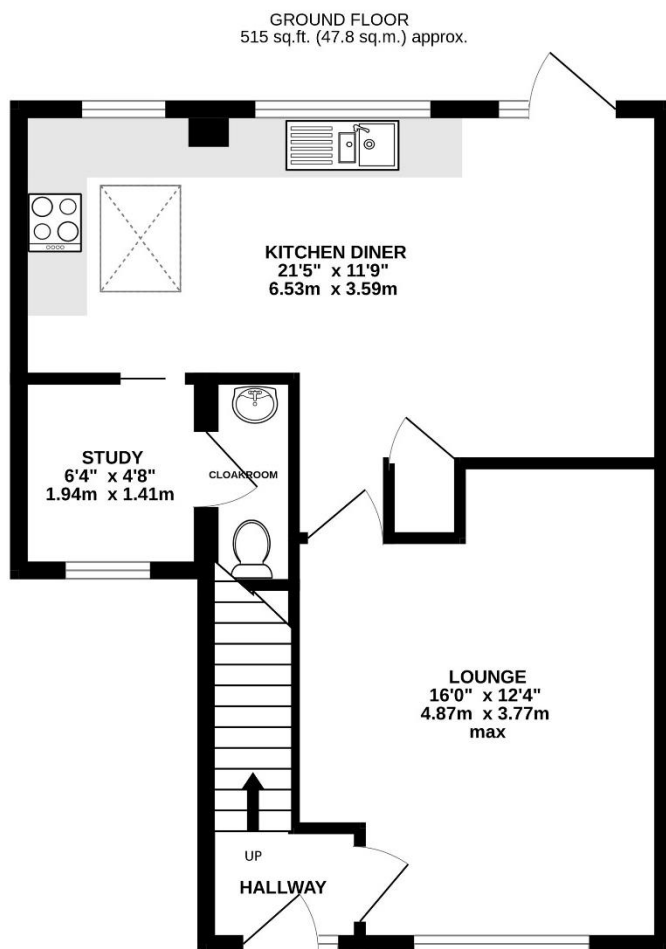
First Floor The first floor accommodates the three bedrooms and the main bathroom. Stairs rise from the ground floor to the landing which has the advantage of a built-in cupboard over the stairs, as well as a window to the side aspect. The master bedroom is complemented by a window to the rear aspect with a view across the garden, along with a built-in wardrobe. Bedroom 2 is also a good-sized double bedroom benefitting from a built-in wardrobe and a window to the front aspect. The third bedroom is a single bedroom with a window to the rear aspect, also overlooking the garden. Lastly, the bathroom comprises a close-coupled WC, a pedestal wash basin, and a bath with a central mixer tap and rainfall shower head over. A frosted window faces the front aspect.

Garden & Parking The delightful rear garden enjoys a patio area leading out from the kitchen diner, presenting an ideal spot for outdoor seating. A further terrace is situated to the side with a pergola over, encompassed by a variety of mature shrubs and plants, including a crab apple tree, offering a lovely secluded outdoor dining area. The remainder of the garden is mostly laid to lawn with further shrubs and trees in borders to the side, along with a gate allowing rear access and a garden shed. To the front of the property is a driveway allowing valuable off-road parking for multiple vehicles.

Property Information Tenure: Freehold. Council tax band: C.

- *3 Bedrooms*
- *Off-Road Parking*
- *Enclosed Garden*
- *Semi-Detached House*
- *Beautifully-Presented*
- *Convenient Location*





TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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