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Quarries Cottage, Barley Lane, Exeter, EX4 1TA



SOUTHGATE
— ESTATES —

£360,000





Quarries Cottage

A spacious three bedroom detached bungalow situated in the popular area of Higher St Thomas, enjoying far-reaching views across the surrounding landscape. There is also ample off-road parking and a garden to the rear. The internal accommodation briefly consists of an entrance and hallway, a large living room and a galley kitchen, three double bedrooms and a bathroom. The current owner also has planning permission for a loft conversion, plans are available upon request.



The excellent location benefits from a range of nearby amenities including primary and secondary schools, GP surgeries, Sylvan Heights Play Area and a variety of shops and cafes along St Thomas' high street. St Thomas also includes a train station and bus routes in and out of the city. The property itself is placed with direct access to such bus routes, meaning the city centre can also be easily accessed. It is additionally in convenient proximity to good road connections, with Devon's southern coastline and Dartmoor National Park readily accessible.



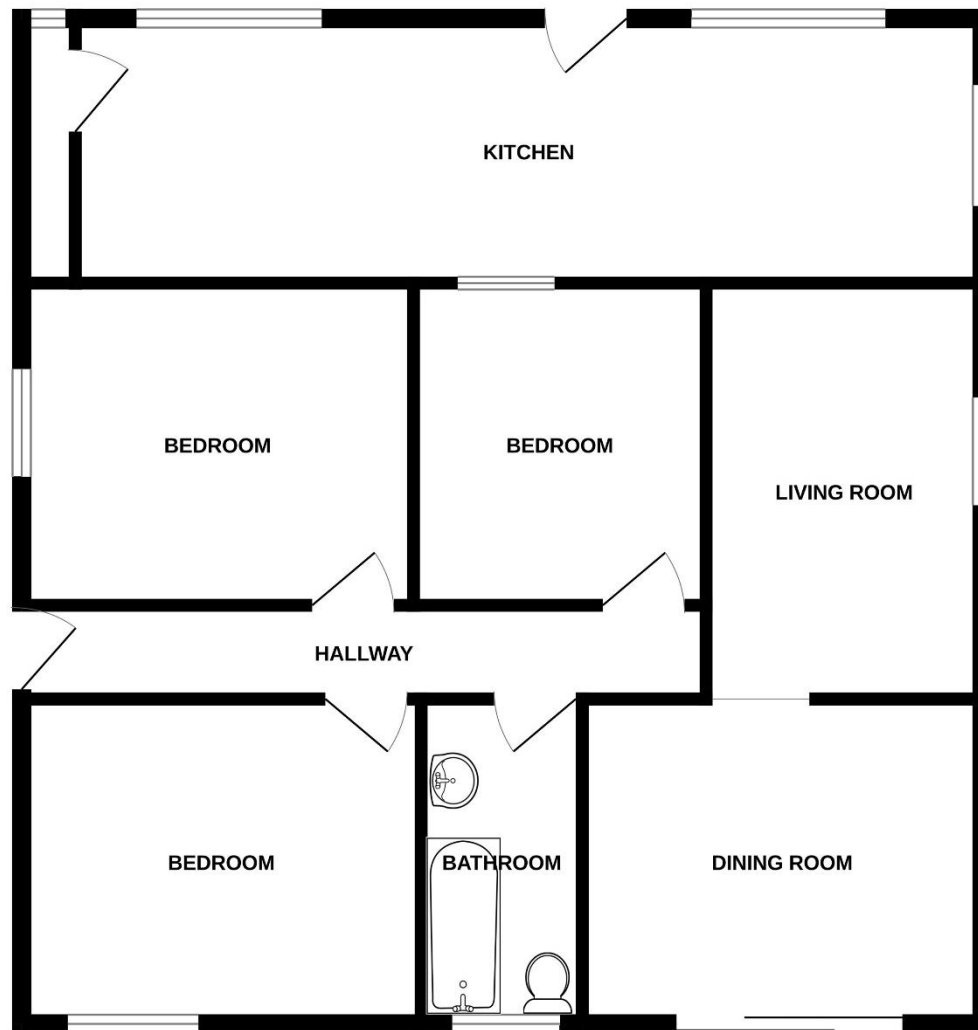
Accommodation The front door opens to the entrance vestibule and hallway which provides access to the living room, each of the bedrooms and the bathroom. The living room is a well-proportioned reception room complemented by sliding doors leading out to the garden, along with a large window to the front aspect. A door opens to the kitchen which contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer. Space is provided for a selection of appliances and windows face the side and rear aspects allowing ample natural light into the room. The boiler is also located here, and doors lead to both the store room and to the garden. All three of the bedrooms are good-sized doubles with windows to either the front/side aspects. Lastly, the bathroom comprises a bath with a shower over, a close-coupled WC and a wash basin with a mixer tap over and a vanity unit below.

Gardens & Parking The property enjoys a substantial plot with gardens wrapping round the building. There are also stunning views across the city from the garden, making this an ideal space for seating to enjoy the outlook. In addition there is a driveway offering ample off-road parking for multiple vehicles.

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

- *Three Double Bedrooms*
- *Detached Bungalow*
- *Stunning Views*
- *Sizeable Gardens*
- *Off-Road Parking*
- *Convenient Location*



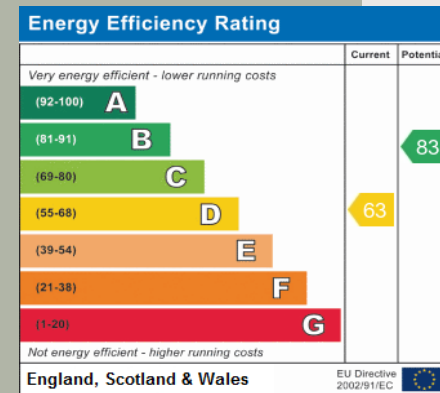


TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.

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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SOUTHGATE

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