

Farthings, Barrack Road, St Leonards, Exeter, EX2 6AB



In need of some updating this three bedroom end of terrace property situated in the much sought after St Leonards with accommodation comprising of an entrance hall, living room and dining area, kitchen, three first floor bedroom, shower room, enclosed rear garden, garage, off road parking. Within easy walking access of the RD&E and close to Magdalen Road shops. No onward chain.

Asking Price £299,995 Freehold DCX02063

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The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via uPVC part frosted front door. Doors to two storage cupboards, one with shelving. Part frosted door leading to Inner hallway with doors to the lounge and stairs to the first floor landing.

Lounge 22' 5" x 12' 4" (6.830m x 3.763m)

Front and rear aspect uPVC double glazed windows. Gas flame effect fire place with wooden mantle and slate half. Television point, telephone point. Two radiators. Under stairs storage cupboard. Seating area, cove ceiling. Doorway through to the kitchen.



Kitchen 8' 6" x 7' 11" (2.583m x 2.405m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with sink with mix tap and single drainer. Roll edge work surfaces, part tiled walls, plumbing for washing machine, further appliance space and uPVC door leads to the rear garden.



First Floor Landing

With doors to Bedroom One, Bedroom Two, Bedroom Three, Bathroom and access to loft void above. Storage cupboard with wall mounted boiler.

Bedroom One 10' 1" x 9' 1" (3.066m x 2.777m)

Front aspect uPVC double glazed window with a view of the front garden. Cove ceiling. Radiator.



Bedroom Two 11' 5" x 9' 11" (3.483m x 3.027m)

Rear aspect uPVC double glazed window with a view of the rear garden. Built in floor to ceiling wardrobes with hanging space and shelving. Further storage units, cove ceiling and radiator.



Bedroom Three 8' 0" x 6' 5" (2.438m x 1.966m)

Front aspect uPVC double glazed window. Storage cupboard with shelving. Cove ceiling.



Bathroom

Three piece suite comprising of a fully enclosed shower cubicle, Low level W/C, wash hand basin. Part tiled walls. Rear aspect frosted double glazed window.



Rear Garden

Private enclosed rear garden. Mainly laid lawn with paved seating area.



Front of the property

Garage which is with and up over sliding door, light and power. Off road parking for one vehicle, covered pedestrian access to the front door. Lawned area with shrub borders.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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