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11 Barley Farm Road, Exeter, Devon, EX4 1NN



SOUTHGATE
ESTATES

£320,000





11 Barley Farm Road, Exeter

A well-presented three bedroom semi-detached home, situated in the popular residential area of Barley Farm Road, Exeter, offering light and spacious accommodation ideally suited to modern family living. The property benefits from a garage and driveway providing off-road parking, along with an enclosed rear garden. Additionally, the home is equipped with fully owned solar panels, generating an income and enhancing its energy efficiency. The internal accommodation briefly comprises an entrance hallway, living room and an open-plan kitchen diner to the ground floor, with three bedrooms and a family bathroom to the first floor.



The property is ideally positioned within a well-established area, enjoying convenient access to a range of local amenities, schools and transport links. Of particular note is the nearby Barley Valley Nature Reserve, a beautiful green space just a short distance away, offering scenic walking routes and a peaceful natural setting, perfect for outdoor leisure and recreation. Exeter city centre is also just under 2 miles away, providing a wide range of shops, restaurants and leisure facilities, further enhancing the appeal of the location.

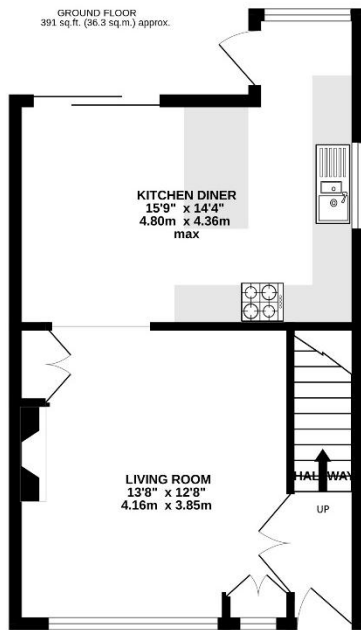


Accommodation The front door opens into a welcoming entrance hallway which provides access to the living room and stairs rising to the first floor. The living room is a bright and comfortable reception space, benefitting from a large window to the front aspect allowing for plenty of natural light. An archway opens into the kitchen diner, creating a lovely flow between the two spaces. The kitchen diner forms a spacious open-plan room, ideal for both everyday living and entertaining. It is fitted with a range of units and worktop space, with appliances including a double oven with a gas hob and extractor hood over, an under-counter fridge and freezer, along with space for a dishwasher, washing machine and tumble dryer. The room benefits from a window to the side aspect, sliding doors opening out to the rear garden, and a further door providing additional access. On the first floor, there are three good-sized bedrooms. The principal bedroom and bedroom two are both well-proportioned double rooms, with bedroom two enjoying far-reaching views to the rear. The third bedroom is a comfortable single room, suitable for a variety of uses. The bathroom has been refurbished by the current owners and comprises a modern fitted suite including a bath with a shower over, a wash basin and WC.

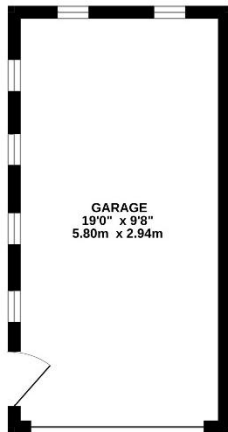
Outside To the rear of the property is an enclosed garden, thoughtfully arranged over two levels. A patio area leads directly from the kitchen diner, providing an ideal space for outdoor seating and entertaining, with steps leading down to a lower section of garden which offers further space for a variety of uses. The garden is enclosed, providing a good degree of privacy, and also benefits from a side access gate. The property further benefits from a garage, which is serviced by power and lighting and features an up and over door to the front, along with a door to the side, and a driveway in front providing convenient off-road parking.

- *3 Bedrooms*
- *Semi-Detached House*
- *Garage & Driveway*
- *Enclosed Garden*
- *Far-Reaching Views*
- *Popular Location*





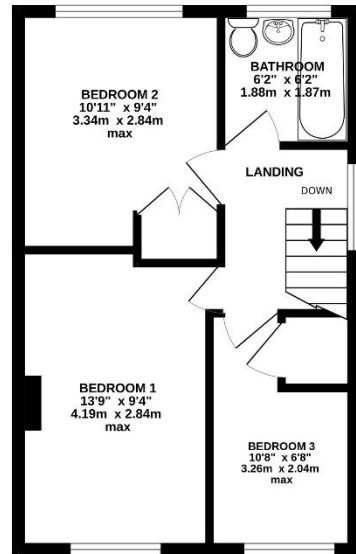
GARAGE
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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