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30 Bartholomew Street West, Exeter, Devon, EX4 3BN



SOUTHGATE
— ESTATES —

£550,000





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A well-presented Georgian property situated in a highly convenient central location on Bartholomew Street West, enjoying lovely views across the park to the front. The property offers spacious and versatile accommodation arranged over four floors, further benefitting from an enclosed courtyard garden to the rear.

The property occupies a sought-after position close to Exeter City Centre, providing excellent access to a wide range of amenities, independent shops, cafés, restaurants and transport links, whilst also being within easy reach of the University and Exeter St David's Station.





Accommodation The front door opens into an entrance vestibule, with a stained glass door leading through to the welcoming hallway and the principal accommodation. The living room is a comfortable reception space with a feature fireplace and an archway opening through to the dining room, with wooden floorboards extending between both spaces, creating a sociable and flexible living area ideal for both everyday living and entertaining. From the dining room, French doors open directly out to the rear garden. The kitchen is fitted with a range of wall and base units complemented by solid oak worktops, tiled splashbacks and a Belfast sink with mixer tap over. Additional features include a skylight and French doors opening out to the rear courtyard garden. A particular feature of the property is the spacious basement level, currently utilised by the vendors as a utility room and entertainment space, benefitting from windows to both the front and rear aspects, allowing natural light to the space, along with built-in storage, and a range of wall and base units with fitted worktops, a sink and drainer, plus space for a washing machine and tumble dryer. To the first floor are two of the bedrooms and the family bathroom. The master bedroom is a generous double room with two windows to the front aspect enjoying attractive views across the park. There is also a single bedroom, and an attractive bathroom fitted with a roll-top bath, a wash basin, and a WC, with two windows to the rear aspect. The top floor offers a further good sized double bedroom, also with windows to the front aspect overlooking the park, as well as a shower room and the fourth bedroom, which is a single room. Bedrooms two, three and four all benefit from built-in storage.

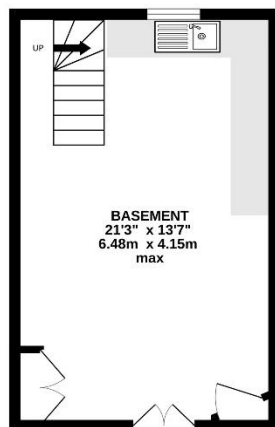
Outside To the rear of the property is a charming enclosed courtyard garden, offering a private and low-maintenance outdoor retreat. Laid with artificial lawn for year-round ease, the space is bordered by characterful stone walls and enhanced by mature climbing greenery, creating a peaceful and secluded setting ideal for relaxing or entertaining.

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

- *4 Bedrooms*
- *Georgian Property*
- *Beautifully Presented*
- *Views of Park to Front*
- *Spacious Basement*
- *Central Location*

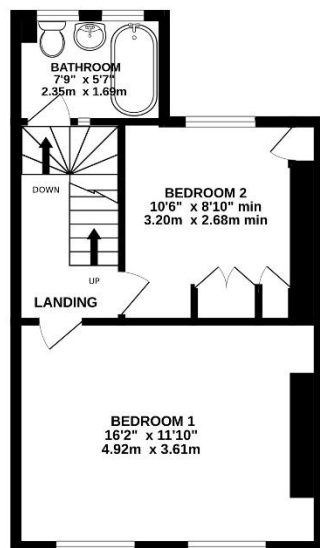


BASEMENT LEVEL
294 sq.ft. (27.3 sq.m.) approx.



BASEMENT
21'3" x 13'7"
6.48m x 4.15m
max

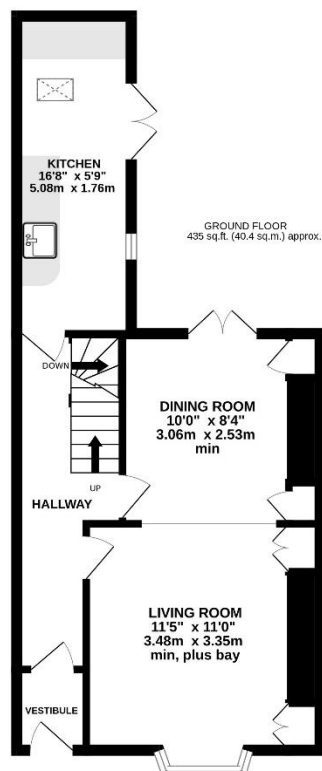
1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



BATHROOM
7'9" x 5'7"
2.35m x 1.68m

BEDROOM 2
10'6" x 8'10" min
3.20m x 2.68m min

BEDROOM 1
16'2" x 11'10"
4.92m x 3.61m



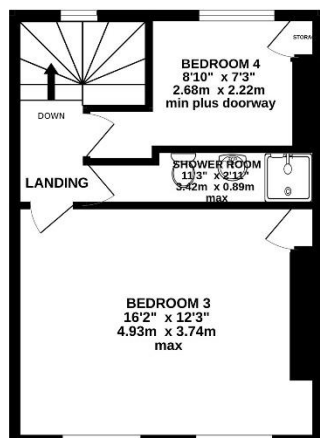
KITCHEN
16'8" x 5'9"
5.08m x 1.76m

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

DINING ROOM
10'0" x 8'4"
3.06m x 2.53m
min

LIVING ROOM
11'5" x 11'0"
3.48m x 3.35m
min, plus bay

2ND FLOOR
342 sq.ft. (31.7 sq.m.) approx.



BEDROOM 4
8'10" x 7'3"
2.68m x 2.22m
min plus doorway

SHOWER ROOM
11'3" x 2'11"
3.42m x 0.89m
max

BEDROOM 3
16'2" x 12'3"
4.93m x 3.74m
max

TOTAL FLOOR AREA : 1449 sq.ft. (134.7 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	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



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