



102 Barley Mount, Exeter

Exeter

In Excess of £210,000



## 102 Barley Mount

Exeter

Three-bedroom mid-terraced house on a large end plot by a nature reserve. Spacious rooms, scope to modernise or extend, wrap-around gardens, private setting, close to Exeter and amenities.

Council Tax band: B

Tenure: Freehold

- Ideal Family Home
- Desirable End Plot
- Edge of Nature Reserve Setting
- Large Established Gardens
- Private & Secluded Position
- Fantastic Extension Potential (STPP)
- Excellent Modernisation Opportunity
- Off Street Parking
- Easy Access to Exeter City Centre
- Rare Opportunity





### Lounge

13' 11" x 11' 10" (4.25m x 3.60m)

Large bright Lounge

### Shower room

A Wet room with Shower, WC and Basin

### Kitchen

10' 2" x 7' 3" (3.09m x 2.20m)

A practical kitchen in need of modernisation.

### Bedroom 1

10' 11" x 10' 1" (3.34m x 3.08m)

Large front facing bedroom

### Bedroom 2

11' 7" x 7' 7" (3.54m x 2.32m)

Generous size 2nd bedroom with rear facing views of nature reserve

### Bedroom 3

7' 5" x 7' 1" (2.26m x 2.15m)

Single Bedroom / Office





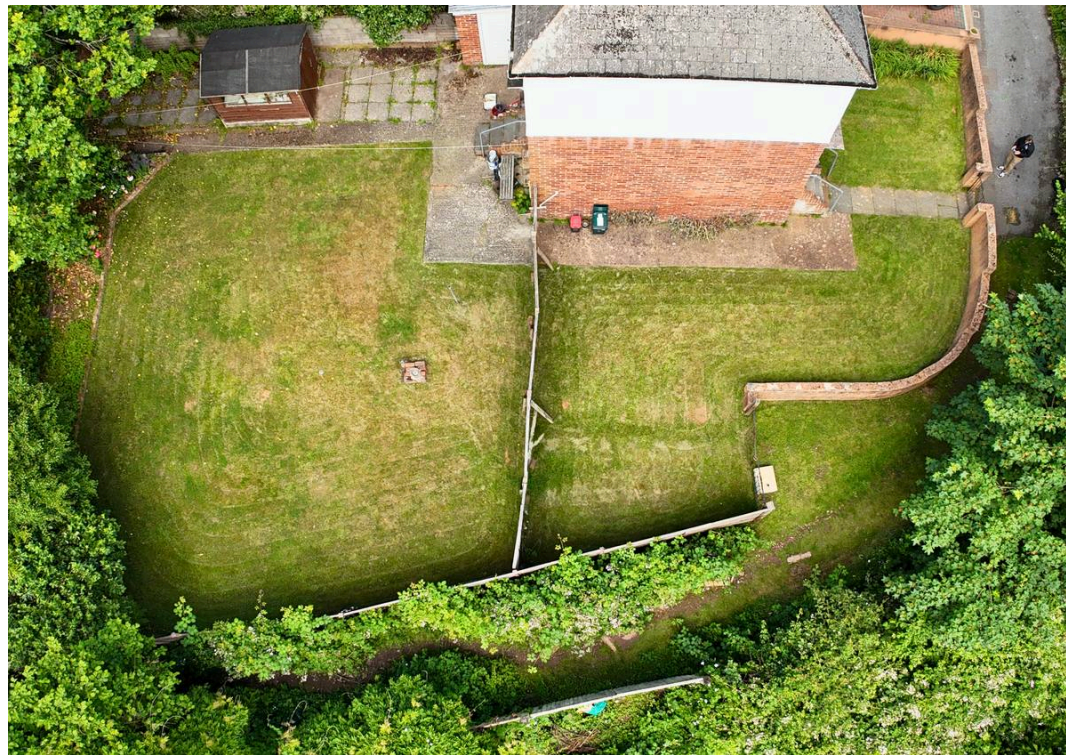
#### **GARDEN**

Large wrap around garden space extending from the front of the property around the side and to the rear. The rear aspect backs onto a local nature reserve. Southerly aspect from side and Westerly from the rear.

#### **OFF STREET**

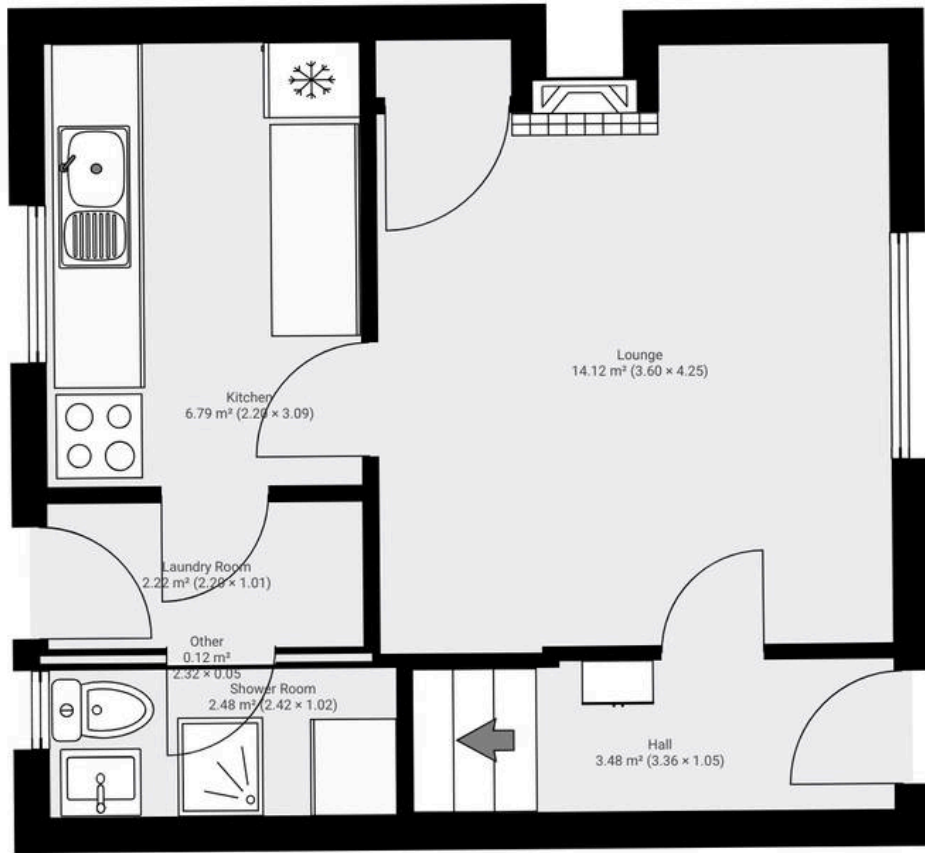
1 Parking Space

Parking is available at the front of the property on a shared access route or through double gates to side of the property.



▼ Ground Floor

TOTAL AREA:29.56 m<sup>2</sup>-LIVING AREA:29.56 m<sup>2</sup>-ROOMS:7



▼ 1st Floor

TOTAL AREA:28.90 m<sup>2</sup>-LIVING AREA:28.90 m<sup>2</sup>-ROOMS:5

