

# HUNTERS®

HERE TO GET *you* THERE



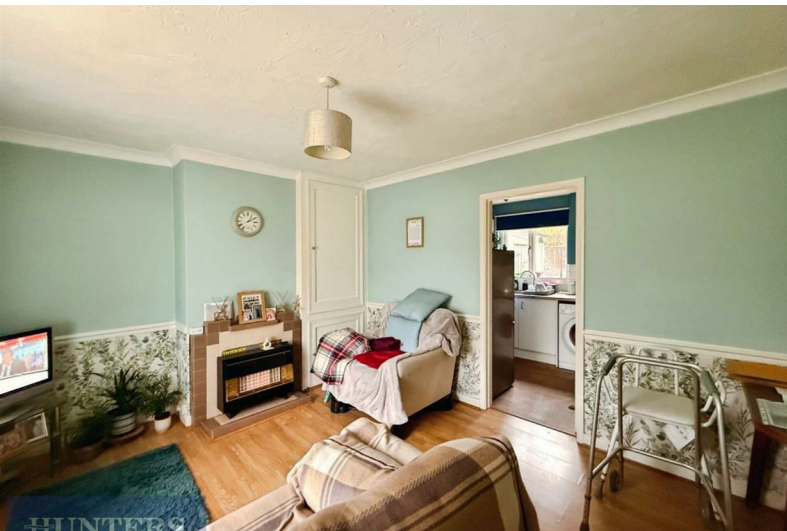
## Barley Mount

Exeter, EX4 1RP

Asking Price £220,000



Council Tax: B



# 6 Barley Mount

Exeter, EX4 1RP

Asking Price £220,000



## Ground Floor

As you enter the front door you are greeted by a set of stairs going up to the first floor and a door leading to the lounge, from the lounge you head to a very well appointed kitchen which is modern and sleek, from there you enter a hallway and the family bathroom there after, there is also a door that leads to the enclosed rear garden

## First Floor

On the first floor you are able to gain access to the roof space as well as two double and one single bedroom, there is a window from the landing picture framing the rear garden.

- CHAIN FREE
- GOOD LOCATION
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- MODERN KITCHEN
- CLOSE TO LOCAL AMENITIES
- GOOD TRANSPORT LINKS
- LOTS OF POTENTIAL

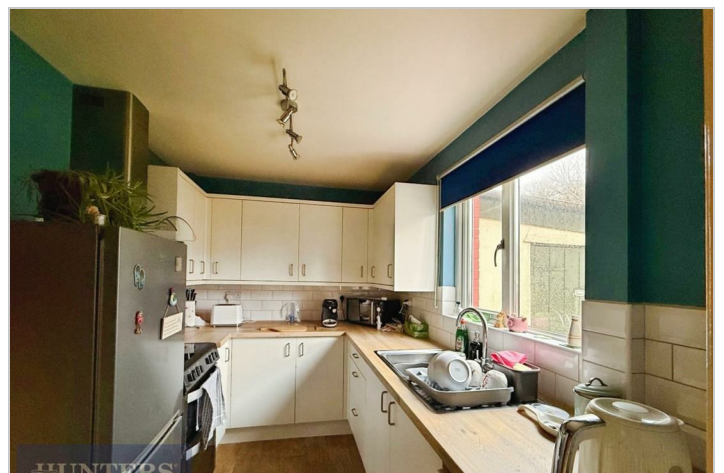
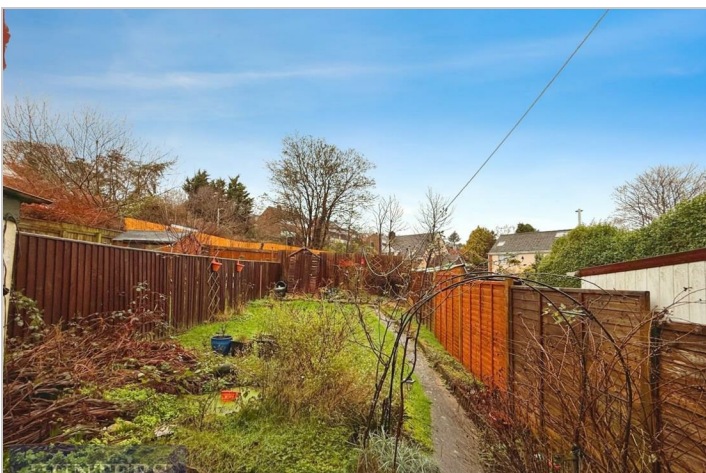
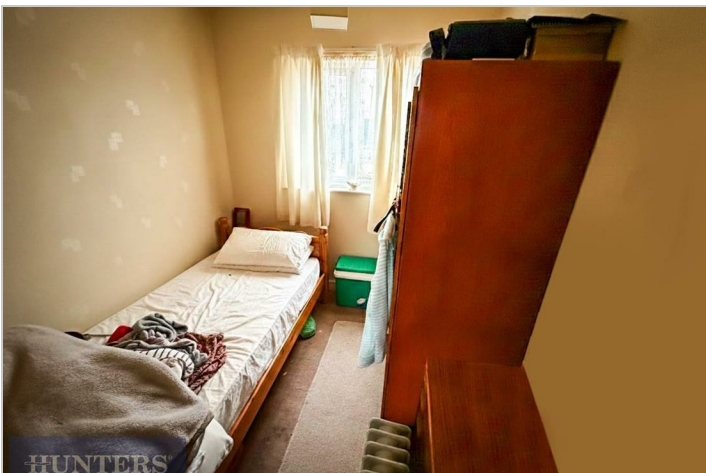


Situated in the desirable area of Barley Mount, Exeter, this charming three-bedroom house offers a perfect blend of comfort and convenience. The property features a spacious reception room, ideal for both relaxation and entertaining guests. The modern kitchen is well-equipped, making meal preparation a delight, while the well-appointed bathroom ensures practicality for everyday living.

The enclosed rear garden provides a private outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. With three generously sized bedrooms, this home is well-suited for families or those seeking extra space for guests or a home office.

Located close to local amenities, residents will find shops, schools, and recreational facilities just a short distance away. Additionally, the property benefits from excellent transport links, making commuting to the city centre or surrounding areas both easy and efficient.

This house presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this delightful property your new home.



## Road Map



## Hybrid Map



## Terrain Map



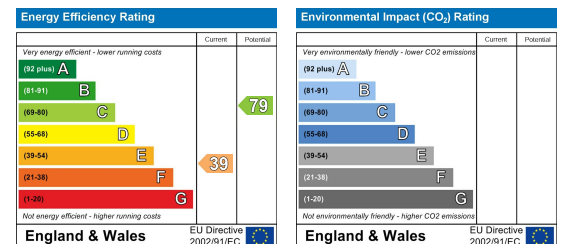
## Floor Plan



## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.