



2, Barnardo Road



# 2, Barnardo Road

Exeter, Devon EX2 4NE

Magdalen Road (0.5 miles), Exeter Cathedral (0.7 miles), Exeter Central (1.6 miles)

A well-presented and recently renovated three/four bedroom link-detached house with garage, driveway and gardens, situated in the popular St Leonards area.

- Garage and driveway
- Three/four bedrooms
- Flexible layout
- Wraparound gardens
- Council Tax Band: D
- St Leonards location
- Link-detached house
- Corner plot
- Great location
- Freehold

Offers In Excess Of £625,000

## SITUATION

Barnardo Road is situated within the highly sought-after St Leonards district of Exeter, known for its attractive streets and excellent local amenities. Magdalen Road is within easy walking distance, offering a range of independent shops, cafés and restaurants, whilst the city centre is also readily accessible. The area is well served by reputable schools, riverside walks and cycle routes, together with good road and rail connections.

## DESCRIPTION

The property offers well-balanced and flexible accommodation, having been recently updated to provide a comfortable and modern home suited to a variety of lifestyles. Occupying a generous corner plot, the house benefits from good natural light throughout and a strong connection to the surrounding gardens. The overall presentation is smart and contemporary, with further potential for a purchaser to adapt the space to their own requirements.



## ACCOMMODATION

A welcoming entrance hall gives access to the principal ground floor rooms. The sitting room is a bright and comfortable space with a fireplace and glazed doors opening onto the garden. The kitchen has been recently refitted with a range of modern units, integrated appliances including twin ovens and a five-ring gas hob, and provides direct access outside. A further reception room, currently used as a bedroom/study, offers excellent flexibility depending on requirements. In addition, there is a useful utility room and a cloakroom on the ground floor. To the first floor are three well-proportioned bedrooms. The family bathroom has been recently updated and comprises a bath with shower over, wash basin and WC.

## OUTSIDE

The property occupies a corner plot with gardens wrapping around the house. The front garden is enclosed and designed for ease of maintenance, with a patio seating area and artificial lawn. A pathway continues to the side, providing useful storage space and access to the rear. The rear garden is a good size, laid mainly to lawn with a decked seating area and pergola, creating an ideal space for outdoor dining and entertaining.

A driveway provides off-road parking and leads to a single garage.

## SERVICES

Utilities: Mains electric, mains gas, mains water, telephone and broadband

Drainage: Mains drainage

Heating: Gas central heating

Tenure: Freehold

EPC: D(67)

Council tax band: D

Standard, ultrafast and superfast broadband available. EE, O2,

Three and Vodafone mobile networks likely to be available

(Ofcom).

## AGENTS NOTE

For a list of covenants, please speak to Agent.



