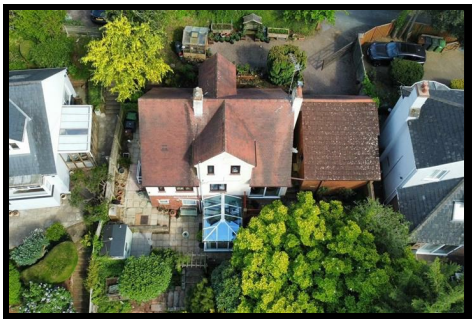
Burgoynes
ESTATE AGENTS









27 Birchy Barton Hill

Exeter, EX1 3ET

Situated in the tranquil and picturesque Birchy Barton Hill area of Exeter, this individual detached family sized house was built circa 1930 and comes with accommodation arranged over three storeys. With three bedrooms, this attractive property is designed to provide both comfort and versatility.

As you drive up Birchy Barton Hill, you can be forgiven for thinking you are heading into the country, it's a charming leafy lane serving an interesting mix of quality homes and giving hints of the serene lifestyle this location has to offer. The elevated position affords fine south-westerly views, allowing you to enjoy the beauty of the surrounding landscape from the comfort of your own garden.

The large plot features established gardens that present an exciting opportunity for imaginative landscaping; perfect to those with the vision to create a flourishing outdoor space for all the family to enjoy. Various patio areas provide sunny and private spaces for social gatherings, entertaining friends, or as an outdoor sanctuary for relaxation surrounded by tall trees. With steps leading down to the main section of the garden, you will find a peaceful oasis where children can play and explore freely.

Inside, an entrance hall gives way to the living room, dining room and kitchen. A spiral staircase at the far end of the living room leads down to the lower ground floor accommodation and the kitchen links with a

Guide Price £450,000

27 Birchy Barton Hill

Exeter, EX1 3ET

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- Impressive Detached Property, Situated in a Tranquil & Picturesque Location
- Striking South-Westerly Views, Large Established Garden & Private Patio Areas
- Large Double Garage & Private off Road Parking for Several Vehicles
- Entrance Hall, Lounge
- Dining Room, Sizeable Kitchen
- Utility/Side Lobby & Cloakroom/WC
- 3 Bedrooms and Bathroom, Shower Room
- Office/Hobby Room
- Conservatory, uPVC Double Glazing
- Gas Central Heating

Entrance Hall

Lounge

15'2" x 10'10" (4.63m x 3.32m)

Dining Room

11'5" x 10'11" (3.48m x 3.33m)

Kitchen

15'10" x 12'4" (4.85m x 3.77m)

Utility/Side Lobby

6'2" x 3'10" (1.89m x 1.17m)

Cloakroom WC

On the First Floor

Landing

Bedroom 1

13'5" x 10'11" (4.10m x 3.34m)

Bedroom 2

12'10" x 10'11" (3.93m x 3.35m)

Bedroom 3

8'11" x 6'10" (2.72m x 2.10m)

Bathroom

8'10" x 5'7" (2.7m x 1.72m)

On the Lower Ground Floor

Inner Hall

11'4" x 4'9" (3.47m x 1.45m)

Study/Hobby Room

12'2" x 9'0" (3.73m x 2.75m)

Shower Room

9'0" x 3'9" (2.75m x 1.16m)

Conservatory

9'6" x 7'6" (2.91m x 2.31m)

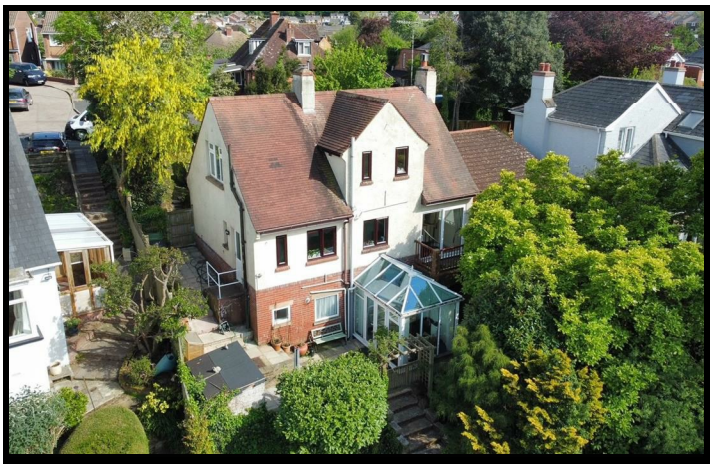
Double Garage

18'5" x 15'8" (5.62m x 4.78)

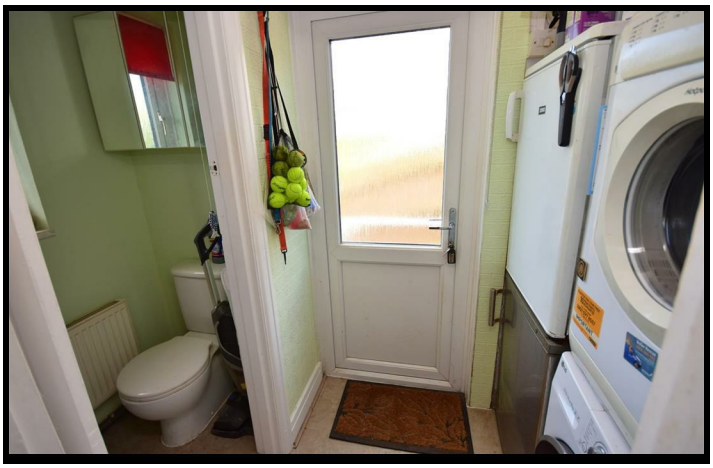
Inner Hall

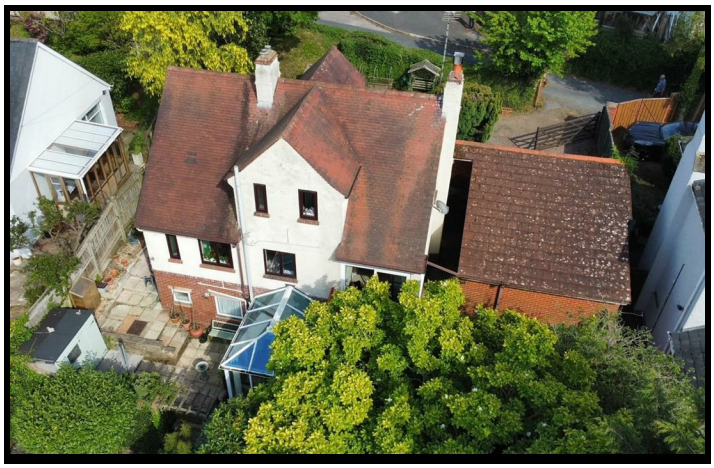


Directions





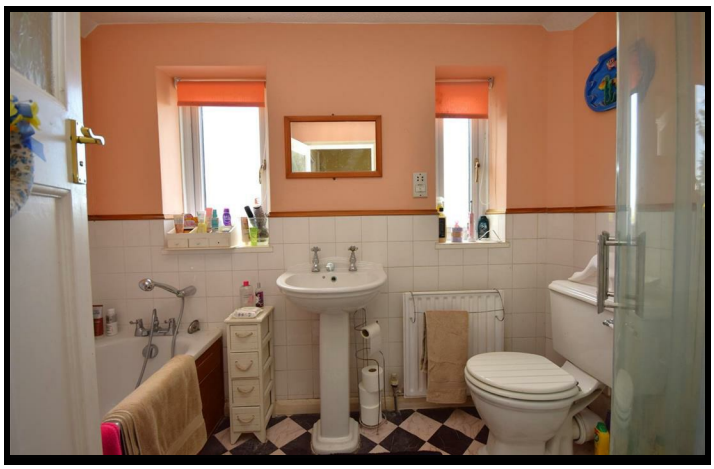




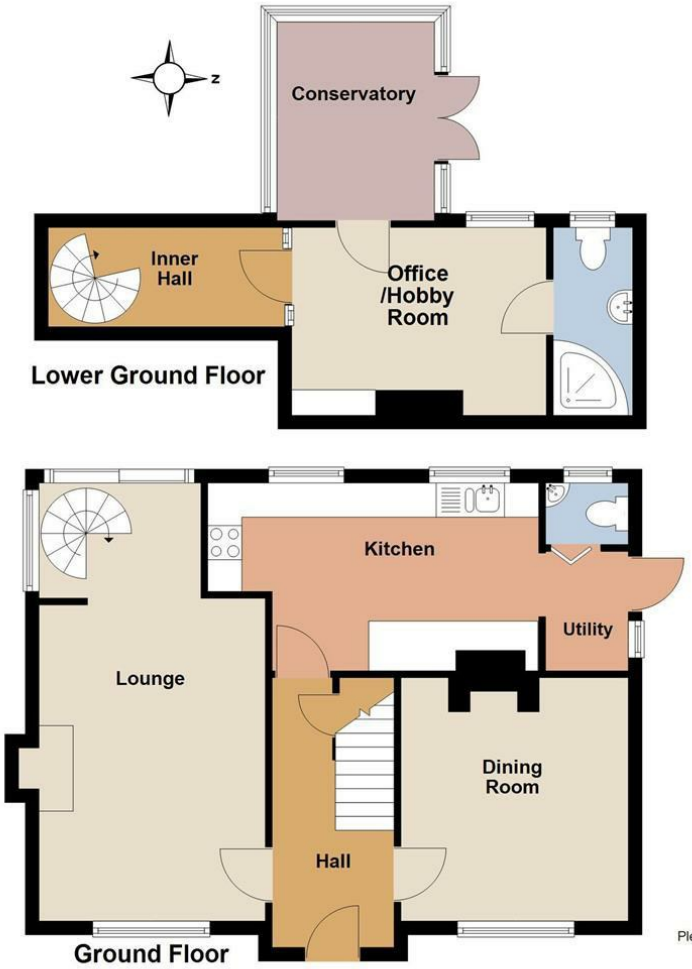


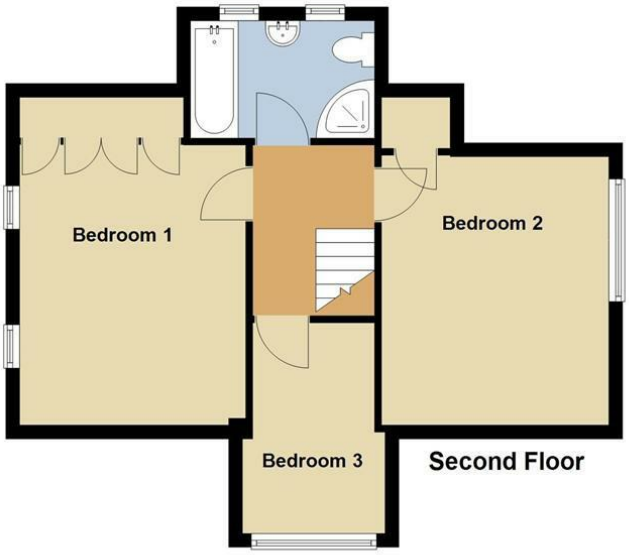






Floor Plan



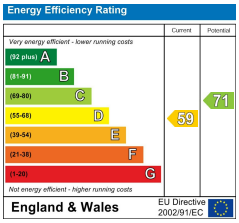


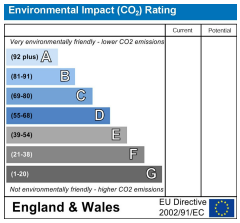
Total area: approx. 127.6 sq. metres (1373.8 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibilty is accepted for any other use.

27 Birchy Barton Hill, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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