STAGS

55 Barnardo Road

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Exeter, Devon, EX2 4ND

Exeter St. Davids (1.7 miles), Exeter Airport (5.1 miles)

A charming and well-presented four-bedroom townhouse in the heart of St Leonard's, within easy reach of the city centre, excellent schools and the River Exe.

- Four bedroom townhouse
- Three floors
- Central location
- Open plan living
- Council Tax Band: D
- Mid-terrace
- Period character
- Enclosed courtyard garden
- Well presented
- Freehold

Offers In Excess Of £525,000

SITUATION

Barnardo Road is one of St Leonard's most desirable addresses, ideally positioned for access to the city centre, the historic Quayside and the River Exe. The area is well served by an excellent range of local amenities including the popular Magdalen Road shops, cafés and restaurants, and lies within easy reach of the Royal Devon & Exeter Hospital and County Hall. Exeter offers excellent transport links, with mainline railway stations connecting to London Paddington, Bristol and the wider South West, while the A30 and M5 motorway network lie within easy reach. The International Airport is just over five miles away and provides a range of domestic and international flights. The area is also well served by outstanding local schooling, including St Leonard's CofE Primary School and the highly regarded Exeter School and University.

DESCRIPTION

55 Barnardo Road is an attractive and spacious mid-terraced home offering well-balanced accommodation arranged over three floors. Retaining much of its original period character, the property features elegant proportions, high ceilings and sash-style windows, combined with modern touches suited to family living. The open-plan reception rooms provide a wonderful flow from front to back, while the kitchen/breakfast room opens directly onto a private courtyard garden, perfect for outdoor dining and entertaining. With four comfortable double bedrooms, two stylish bathrooms and a sought-after central location, this is a superb city home offering both charm and convenience.

ACCOMMODATION

A part-glazed front door opens to a welcoming porch and hallway with stripped wooden floors and attractive period detailing. The spacious open plan sitting and dining area features a bay window, fireplace, bespoke fitted shelving and wooden flooring throughout, creating a bright and sociable living space. To the rear lies the generous kitchen/breakfast room, well fitted with a range of units, a central island and space for a range-style cooker, with French doors leading out to the garden. Over the first and second floors are four good-sized bedrooms, including a fine bay-fronted principal room with fitted wardrobes and fireplace, along with two modern bath/shower rooms, one with a freestanding roll-top bath and separate shower. The upper bedrooms enjoy elevated views towards Haldon and Exeter Cathedral.

OUTSIDE

To the rear of the property is a delightful enclosed courtyard garden, attractively paved and ideal for outdoor dining and entertaining. The area is accessed directly from the kitchen via French doors, creating an easy connection between indoor and outdoor living.

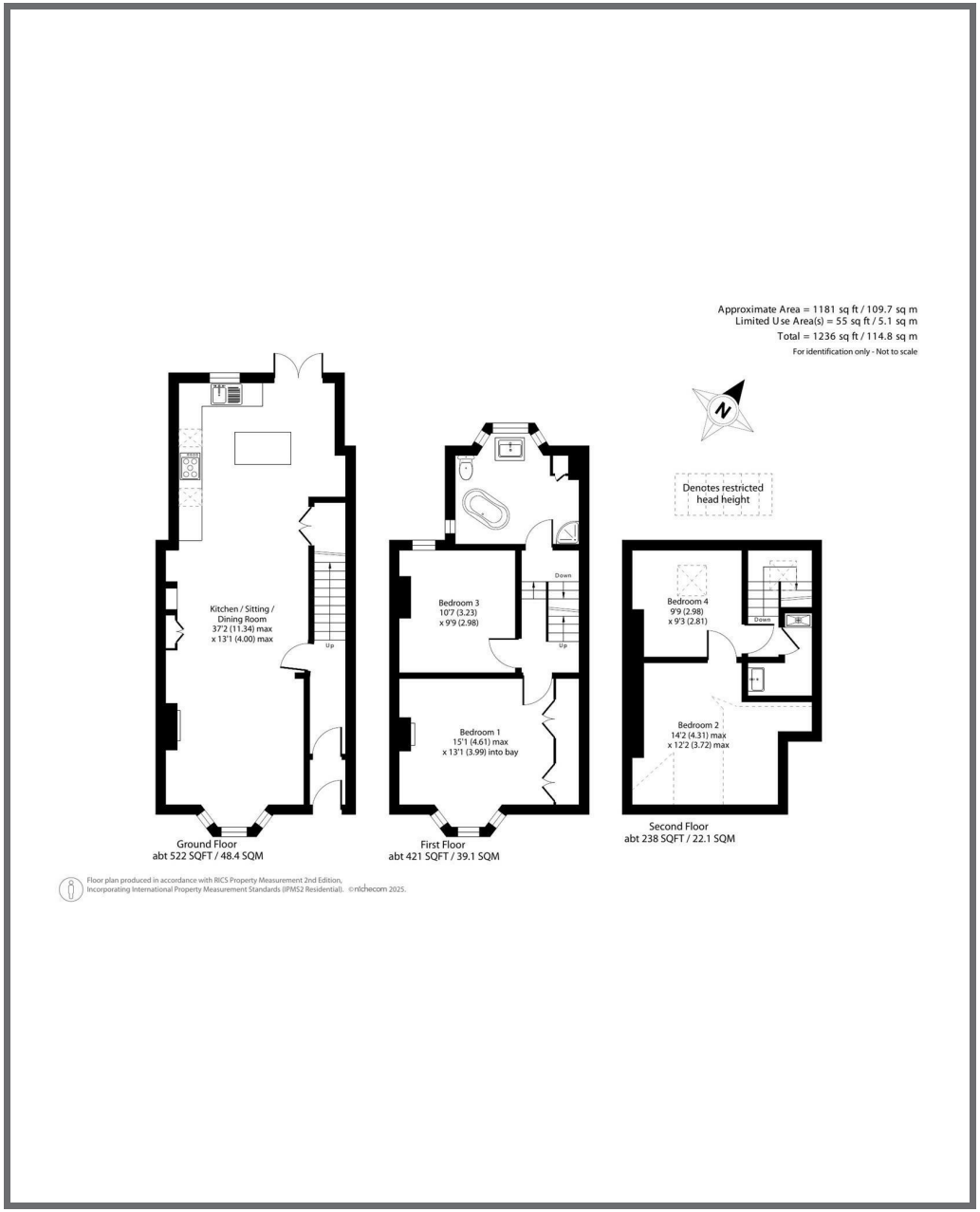
SERVICES

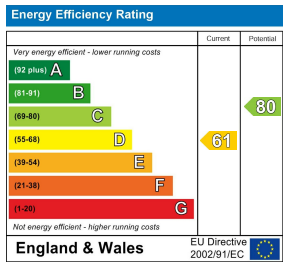
Utilities: Mains drainage, gas, electricity and water
Heating: Gas boiler
EPC: D(61)
Standard, Superfast and Ultrafast broadband available (Ofcom)
EE, Three, O2 and Vodafone network available (Ofcom)

AGENTS NOTE

Please be aware this property is situated within the St Leonards Conservation area.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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