Burgoynes
ESTATE AGENTS









6 Barrack Road

Exeter, EX2 5ED

This spacious mid-terrace townhouse dates back to the late 19th century and offers a perfect blend of modern living and traditional charm, making it an ideal family home. With five bedrooms, this sizeable three storey home has been sympathetically refurbished while retaining much of its original character.

As you step inside, you are welcomed by a traditional entrance vestibule and hall that lead into a spacious lounge through diner with cast iron woodburning stove. The superbly modernised 'Systems Six' kitchen/breakfast room has been thoughtfully designed for every day functionality and opens onto a sizeable patio garden with arched gate giving access onto a service lane. The kitchen is undoubtedly the property's showpiece feature with excellent storage solutions, concealed cutlery drawers, atmospheric mood lighting and the quintessential Quooker tap!
On the first floor, three double bedrooms are accompanied by a bathroom and the second floor hosts two more bedrooms and a shower room. The fifth bedroom comes with two velux windows commanding elevated views across St Leonards to distant hillside.

This impressive house is equipped with modern comforts, including gas central heating and recently replaced wood framed double glazed sash windows that will preserve the architectural heritage of the property and ensure a cosy atmosphere for years to come.

Guide Price £450,000

6 Barrack Road

Exeter, EX2 5ED

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- MOTIVATED SELLER, PRICED TO SELL
- Fabulous 'System Six' Kitchen/Breakfast Room
- Shower Room/WC (second floor)
- Residents' On Street Permit Parking
- Entrance Vestibule & Hall
- 5 Sizeable Bedrooms (4 x double beds)
- Gas Central Heating & Double Glazing
- Lounge and Dining Room (opened through)
- Stylish Bathroom (first floor)
- Rear Patio Garden (with rear access gate)

Entrance Hall

Lounge

11'6" x 13'6" (3.52m x 4.14m)

Dining Room

9'10" x 11'10" (3.00m x 3.61m)

Kitchen/Breakfast Room

9'4" x 23'3" (2.85m x 7.11m)

Landing

Bedroom 1

14'8" x 13'6" (4.49m x 4.14m)

Bedroom 2

9'10" x 12'4" (3.00m x 3.77m)

Bathroom

Bedroom 3

9'4" x 11'2" (2.85m x 3.42m)

Bedroom 4

8'1" x 9'7" (2.47m x 2.93m)

Bedroom 5

13'5" x 9'3" (4.09m x 2.83m)

Shower Room

Rear Courtyard Garden



Directions





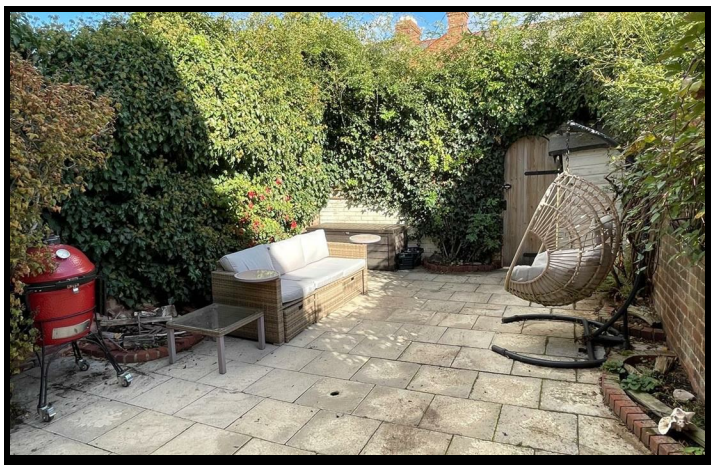












Floor Plan

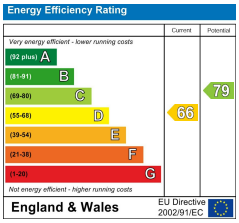


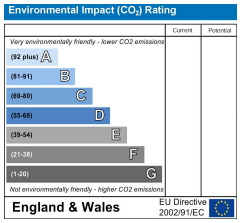
Total area: approx. 138.5 sq. metres (1490.9 sq. feet)

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.

6 Barrack Road, Exeter

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82 Fore Street, Heavitree, Exeter, EX1 2RR

Tel: 01392 499823 **Email:** property@burgoynesestateagents.co.uk