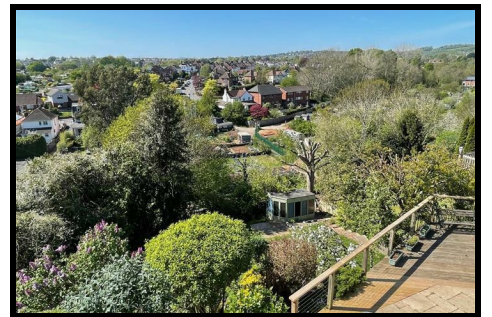
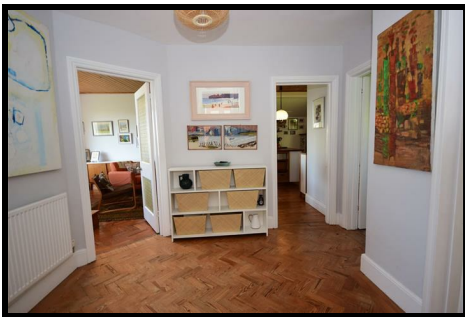




29 Birchy Barton Hill

EXETER, EX1 3ET

Situated in the tranquil and picturesque Birchy Barton Hill area of Exeter, this charming detached dormer bungalow offers a unique blend of modern living and spacious accommodation. With four double bedrooms, this post-war property is designed to provide both comfort and versatility, making it an ideal family home.

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 stunning 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. The expansive patio and decking area is a standout feature, providing a private sunny space for social gatherings, entertaining friends, or simply unwinding while taking in the panoramic views across the city. 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, the property comes with a spacious reception hall, impressive open-plan living room/kitchen, utility, bathroom and two bedrooms on the ground floor, and a shower room and two bedrooms on the first floor.

Guide Price £475,000

29 Birchy Barton Hill

EXETER, EX1 3ET



- SOUGHT AFTER FORMER FARM LANE LOCATION
- Spacious Reception Hall
- Bathroom (ground floor), Shower Room (first floor)
- Garage & Private Off Road Parking for 2 Vehicles
- Striking Panoramic South-Westerly Views
- Large Open-Plan Living Room/Kitchen
- Gas Central Heating & uPVC Double Glazing
- Side Conservatory/Entrance Porch
- Side Utility/Porch, 4 Double Bedrooms
- Large Established Gardens & Expansive Patio/Decking

Side Conservatory/Entrance Porch

11'0" x 6'0" (3.35 x 1.83)

Entrance Vestibule Area

Spacious Reception Hall

Living Room/Kitchen

Living Room Area

22'0" x 16'0" (6.71m x 4.88m)

Kitchen Area

13'1" x 6'2" (3.99m x 1.88)

Side Utility/Porch

19'1" x 4'5" (5.84m x 1.35m)

Bedroom 1

13'0" x 11'1" (3.96 x 3.38)

Bedroom 2

9'0" x 11'1" (2.74 x 3.38)

Bathroom

On the First Floor

Landing

Bedroom 3

18'2" x 12'0" (5.56m x 3.68m)

Bedroom 4

18'4" x 9'4" (5.59m x 2.87m)

Shower Room

Parking

Detached Single Garage

20'0" x 9'0" (6.10 x 2.74)

Rear Garden

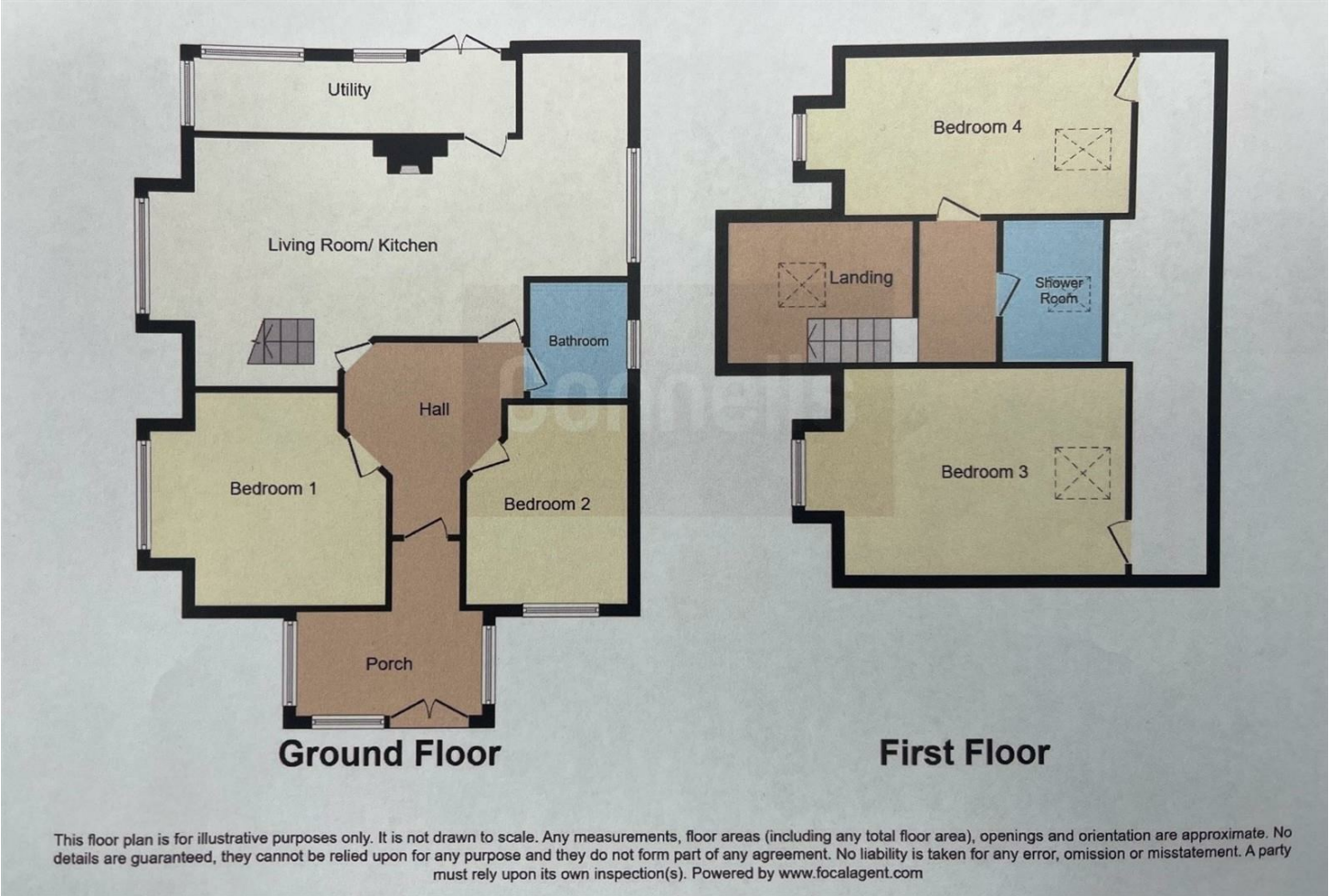


Directions

Travelling from the city centre proceed through Heavitree and down over East Wonford Hill. Go beyond the traffic lights and turn into Sweetbrier Lane. Take the first turning on your right into Birchy Barton Hill and No. 29 will be found towards the top of the hill on the left hand side opposite the junction with Linda Close.



Floor Plan



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