



1, Barley Mews



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Isleworth Road, Exeter, Devon EX4 1RG

Exeter Cathedral (1.5 Miles), Exeter Quay (1.2 Miles)

An exceptional two-bedroom apartment forming part of an exclusive gated development on the western fringes of Exeter, enjoying a private entrance, balcony, private garden, communal grounds and two allocated parking spaces.

- No onward chain
- Private entrance
- Open-plan living
- Two double bedrooms
- Council tax band: C
- Two parking spaces
- Gated development
- Private balcony terrace
- Two bathrooms
- Leasehold with share of Freehold: 999 years from 2007

Guide Price £290,000

SITUATION

Barley Mews occupies a convenient and highly accessible position on Isleworth Road, on the western side of Exeter. The property is within easy reach of the city centre, Exeter Quayside and the River Exe, whilst benefiting from nearby local amenities, regular public transport links and access to the M5 and A30. A nearby nature reserve offers attractive walking routes, and a selection of well-regarded schools, shopping facilities and leisure amenities are all readily available.

DESCRIPTION

1 Barley Mews is a beautifully presented ground floor apartment forming part of an attractive gated development of high-quality homes. Finished to an excellent specification throughout, the property offers spacious and contemporary accommodation with a particular emphasis on open-plan living and entertaining. The apartment benefits from its own private entrance, generous balcony, private garden area and access to beautifully maintained communal grounds with far-reaching views towards Exeter and the Cathedral. Additional features include underfloor heating, double glazing and two allocated parking spaces.



ACCOMMODATION

The accommodation is centred around an impressive open-plan living, dining and kitchen area, creating a bright and sociable living space. French doors open directly onto the balcony, providing an attractive outlook and a seamless connection to the outside space. The kitchen is fitted with a range of contemporary units providing ample storage and work surface space, together with a selection of integrated appliances including a double oven, microwave, dishwasher, fridge/freezer, washing machine and wine cooler.

The principal bedroom is a generous double room and benefits from a well-appointed en-suite bathroom featuring a bath, separate shower, wash basin and WC. Adjoining the bedroom is a substantial dressing room fitted with storage and hanging space. The second bedroom is also a comfortable double room enjoying pleasant views over the surrounding grounds. A stylish family shower room serves the second bedroom and guests, comprising a shower enclosure, wash basin and WC.

OUTSIDE

The property enjoys a private balcony, ideal for outdoor dining and relaxation, together with its own private garden area. Residents also benefit from access to attractive communal gardens which surround the development and enjoy elevated views across the city.

SERVICES

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

Heating: Gas boiler - under floor heating

Tenure: Leasehold - Share of freehold

EPC: C(72)

Standard, ultrafast and superfast broadband available.

EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

LEASE INFORMATION

The vendor has advised they understand the service charge to be circa £232 per month subject to a review. The property is held on a long lease of over 900 years from 2007 and owns a share of the freehold.



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.



Approximate Area = 874 sq ft / 81.1 sq m
For identification only - Not to scale

Ground Floor

Bedroom 1: 3.85 x 3.19m (12'8" x 10'6")
 Bedroom 2: 4.55 x 2.52m (14'11" x 8'3")
 Kitchen / Sitting / Dining Room: 6.10 x 5.61m (20' x 18'5")

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2026. Produced for Stags - REF: 1468337



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 76 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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