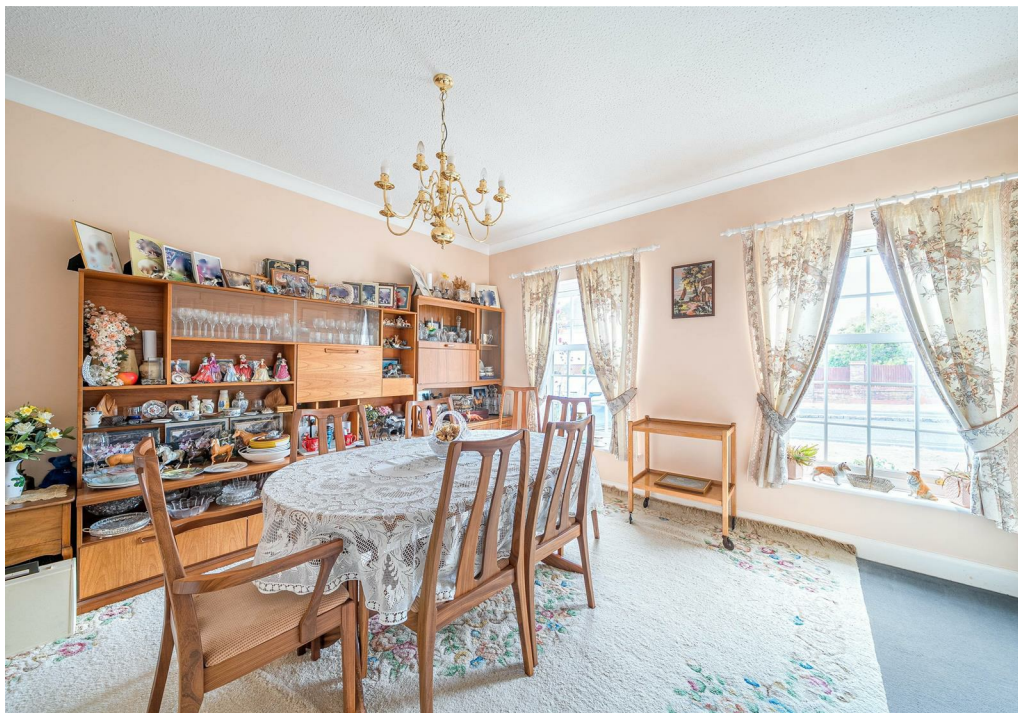




19 Barton Close







19 Barton Close,

Exton, Exeter, Devon, EX3 0PE

Exeter city centre (8 miles), M5 junction 30 (3.7 miles), Exeter airport (7 miles)

A lovely 5 bedroom detached family home located on a highly desirable development in the centre of Exton with a large garage and good sized garden to the rear.

- Highly desirable estuary village on estuary cycle path
- Walking distance to village pub and train station.
- 5 bedrooms including 2 ensembles
- Two reception rooms and separate home office
- Good sized rear garden
- Driveway parking and large attached garage
- Spacious kitchen with adjoining utility room
- On the market for the first time in many years
- Current council tax Band G
- Freehold

Guide Price £995,000

Stags Exeter

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202 | exeter@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION

Barton Close is a highly desirable development constructed by Charles Church in the 1990s and situated in the heart of the village a short walk to the train station and Puffing Billy. Exton sits on the eastern side of the River Exe Estuary, around six miles from the cathedral city of Exeter, with its extensive range of services and five miles from the coastal town of Exmouth, known for its long, sandy beach. Considered a particularly desirable place to live, Exton benefits from its own train station, offering convenient access to both Exeter and Exmouth, the beautiful Exe Leisure Trail and has a petrol station with well stocked convenience store. The Puffing Billy gastro pub is within easy walking distance and the M5, A38, and A30 are all readily accessible and a half-hourly bus service connects the village with Exeter and Exmouth.

ACCOMMODATION

The front door opens into a spacious entrance hall with a staircase rising to the first floor and on the left is a large sitting room with exposed brick fireplace and two sets of French doors leading to the garden. Also leading from the hall is a useful study, and downstairs cloak room and on the right double doors into a separate dining room with a door into the kitchen. Located to the rear of the house the kitchen is fitted with a range of units and fitted appliances with space for a breakfast area and French doors give access to the garden. At the end of the room is access into a useful utility room with space and plumbing for a washing machine, a door into a large garage and into the garden.

On the first floor, at the top of the stairs is a spacious landing with doors leading to 5 bedrooms. The master bedroom is a good sized with a double aspect and doors into an ensuite and there is a second ensuite/ guest room. Also leading off the landing is a large airing cupboard and a family bathroom with panel bath, low level W.C and a hand wash basin.

OUTSIDE

To the front is an area of lawn and a driveway providing parking for a number of cars leading to a large attached garage. The garden to the rear is a good size, mainly lawn fully enclosed and offering a good degree of privacy. There is a patio adjoining the house and gate gives access to the front.





SERVICES

Current council tax band: G

Utilities: Mains gas, water and electricity

Drainage: Mains

Heating: Gas central heating

Tenure: Freehold

Standard, Superfast and ultrafast broadband available.

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

DIRECTIONS

What three words - ///coins.unhelpful.lowest

Postcode - EX3 0PE

AGENTS NOTE

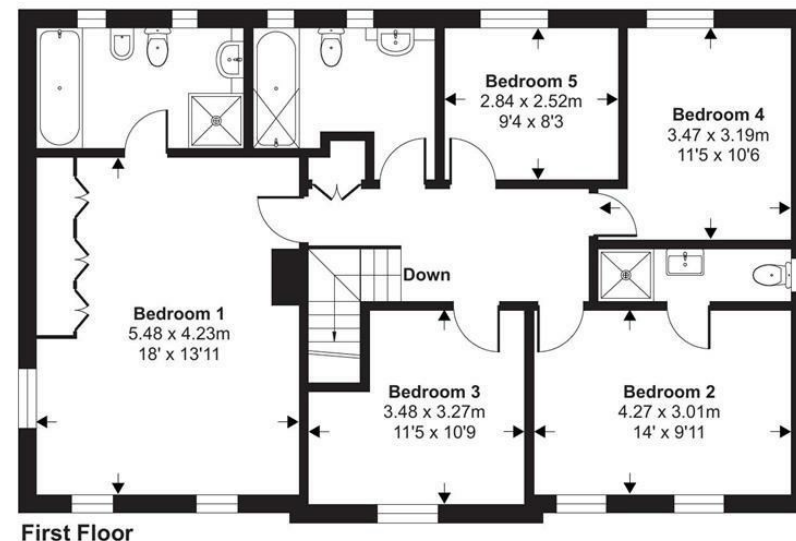
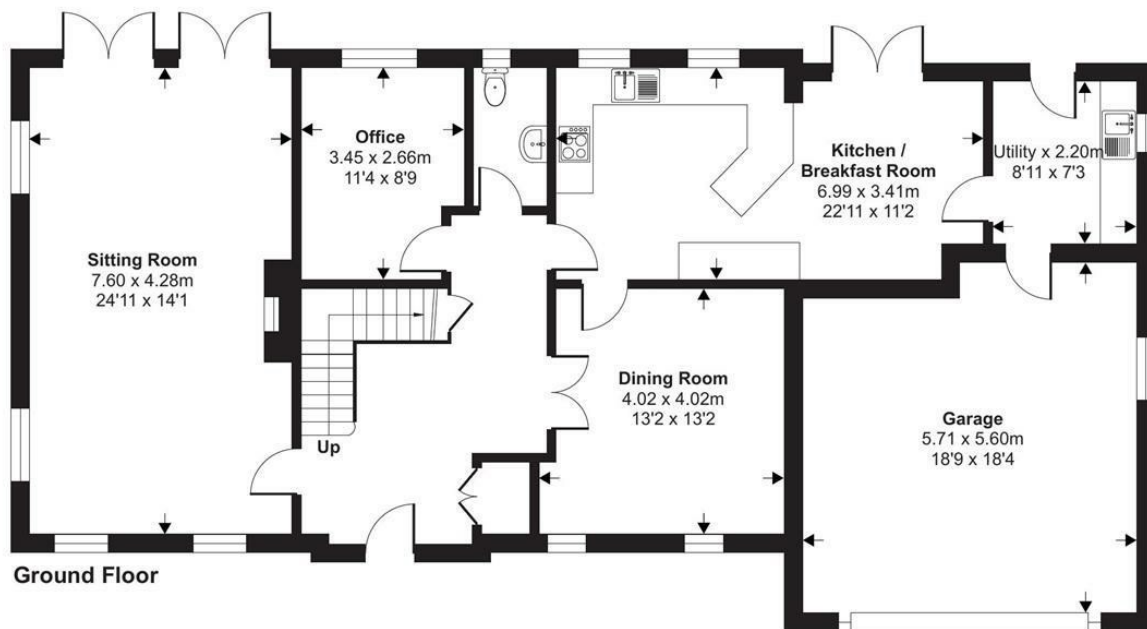
The agent advises there are a number of historical covenants. Please speak to Stags for further information.





Approximate Area = 2204 sq ft / 204.7 sq m
Garage = 319 sq ft / 29.6 sq m
Total = 2523 sq ft / 234.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1511015



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	79
EU Directive 2002/91/EC		



