

51 Barnardo Road

51 Barnardo Road

Exeter, Devon, EX2 4ND

Exeter Cathedral (0.6 Miles), Exeter Quay (0.4 Miles)

A spacious four double bedroom period terraced home situated in the highly desirable St Leonards area of Exeter, offered for sale with no onward chain.

- No onward chain
- Four double bedrooms
- Enclosed rear courtyard
- Open plan kitchen/diner
- Freehold
- St Leonards location
- Period features
- Large family bathroom
- Conservation area
- Council tax band: D

Guide Price £495,000

SITUATION

51 Barnardo Road is situated within the highly sought-after St Leonards area of Exeter, widely regarded as one of the city's most desirable residential locations. The area is renowned for its attractive period properties, tree-lined streets and strong sense of community, whilst offering convenient access to Exeter's vibrant city centre. A wide range of independent shops, cafés, restaurants and everyday amenities can be found nearby on Magdalen Road, with excellent schooling, the historic Quayside and the Royal Devon University Healthcare NHS Foundation Trust all within easy reach. The property is also well positioned for access to the city's main transport links, including Exeter's railway stations and the M5 motorway.







DESCRIPTION

51 Barnardo Road is a well-proportioned period terraced property arranged over three floors and offering versatile accommodation throughout. The property retains a number of attractive character features, including a bay-fronted sitting room and feature fireplaces, while providing generous living space and four double bedrooms. The accommodation is complemented by a low-maintenance rear courtyard garden and is offered to the market with the benefit of no onward chain.

ACCOMMODATION

The property is approached via a wooden front door which opens into the entrance hallway. A door leads into the sitting room, a bright and welcoming reception space featuring a large front-facing bay window and an attractive open fireplace. Beyond the sitting room is the dining room, creating an excellent space for entertaining and everyday family living. Positioned adjacent to the kitchen, the layout provides an open-plan feel while maintaining clearly defined living areas. The kitchen is fitted with a range of floor and wall-mounted units, work surfaces and inset sink, together with spaces for a variety of white goods. A useful lean-to extends from the kitchen and provides a practical utility area with additional storage and appliance space.

On the first floor are two generous double bedrooms, with Bedroom One being particularly spacious. Also located on this floor is the family bathroom, fitted with a suite comprising a bath, separate shower enclosure, wash hand basin and WC. The second floor provides two further double bedrooms, both of good proportions, together with a cloakroom fitted with a WC and wash hand basin.

OUTSIDE

To the front of the property is a small enclosed garden which sets the house back from the road. To the rear is an enclosed courtyard garden laid predominantly to patio, providing an attractive low-maintenance outdoor space ideal for seating and al fresco dining. The courtyard benefits from an outside tap and a rear pedestrian gate providing useful access.

SERVICES

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

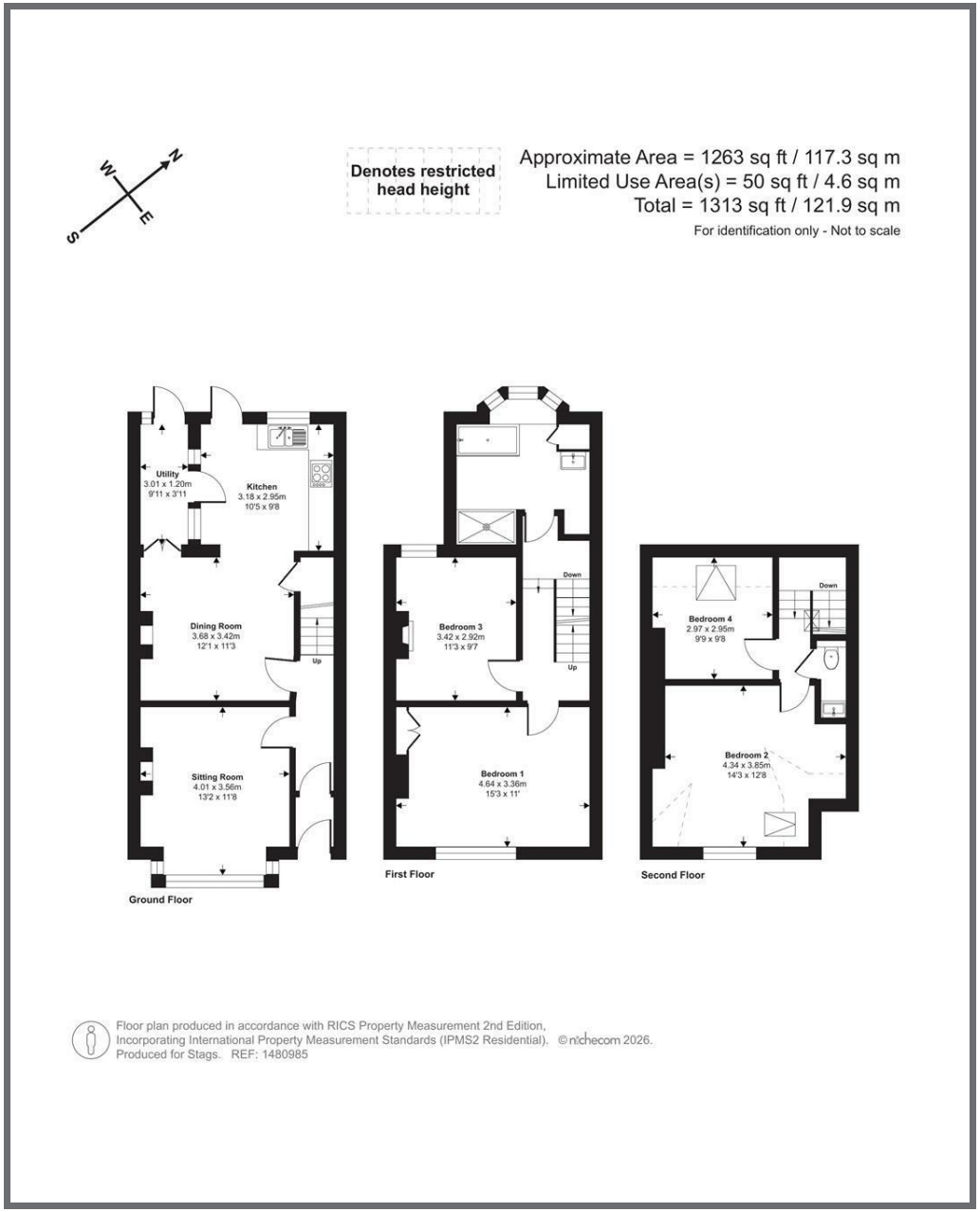


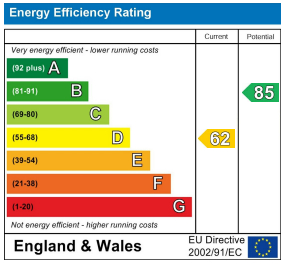




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







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

exeter@stags.co.uk

01392 255202