



Bokenvar
Barrack Road
Exeter
EX2 6AB

Offers in the
Region Of
£435,000

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In brief...

- SPACIOUS & CHARACTERFUL FAMILY HOME IN POPULAR ST LEONARDS AREA
- LARGE FAMILY KITCHEN/DINER OPENING TO THE GARDEN
- THREE BEDROOMS & FAMILY BATHROOM
- GENEROUS PRIVATE & LEVEL GARDEN WITH MATURE SHRUBS & TREES
- OFF STREET PARKING AND GARAGE
- SCOPE TO EXTEND IF REQUIRED (STC)
- BEAUTIFULLY MAINTAINED THROUGHOUT WITH NEW ROOF
- HIGH CEILINGS AND STRIPPED WOOD FLOORING
- EPC C COUNCIL TAX BAND D
- FREEHOLD REF: DWE06993





Worth viewing because...

This lovely and beautifully presented home represents a unique opportunity to acquire a fabulous, characterful family home which has a great feeling of light and space which has a marvelous combination of period features with modern day comforts, including a spacious kitchen/diner and family room overlooking the delightful garden with a large lawn which is edged with a selection of mature shrubs and trees.

Knowhow...with City Homes



In more detail....

Set back from the road with parking and a garage, this wonderful spacious family home has a lot to offer a growing family with scope to extend in the future (STC). The stripped wood floors and doors along with the fabulous high ceilings and picture rails and wide hallway add character to this light and airy home. The large sitting room to the front has a large square bay window and a tiled fireplace with an open fire, whilst the modern locally crafted oak kitchen units give a homely feel to the kitchen/diner and include an integrated fridge/freezer, dishwasher and gas hob & double oven along with heaps of storage in the large cupboards and drawers and gloss black granite worktops & upstands and a large belfast sink. There are french doors out to the garden from both the kitchen and the conservatory. The garden is a haven for birdwatching and is not overlooked, with a large lawn, edged with mature evergreen shrubs and trees. To the side is a paved area ideal for al fresco dining and there is room for lots of colourful pots and planters. Back inside there is cosy woodburner in the dining area which opens to a useful conservatory/playroom offering versatile space which could also be a great home office. There is also a useful downstairs cloakroom under the stairs along with two storage cupboards. Upstairs there is a large landing leading to the three bedrooms and family bathroom and there is scope to extend the property up into the loft area if required (STC). The family bathroom is part tiled and has a white suite including a proper bath! there are two large double bedrooms one to the rear overlooking the garden and one to the front with a large bay window, both have built in full height cupboards and large windows. There is also a generous single bedroom to the front. Outside there is parking for two cars on the driveway and a single garage with light and power. There is a side access gate to the south westerly facing rear garden where you can catch the sun all day which is level and laid mainly to lawn with mature borders and a large garden shed for storing garden equipment and a smaller log store too.



Exeter. Live Better

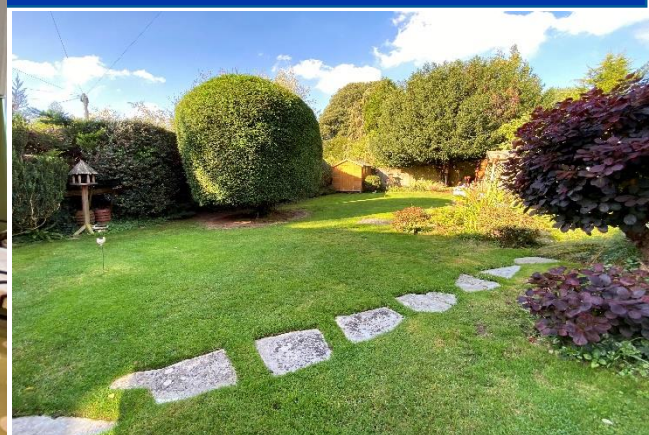
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EXETER
LIVE BETTER



Bear in mind...

Quality family homes in St. Leonards rarely come to the market especially with lovely gardens and off street parking. Buyers can also have peace of mind knowing the property has been thoroughly updated and maintained in recent years to encourage the character of this charming house while giving a subtle modern feel. The property makes the most of its large and well positioned windows to maximise the light coming in throughout the day. The accommodation is very flexible and would suit a growing family or professional couple extremely well.





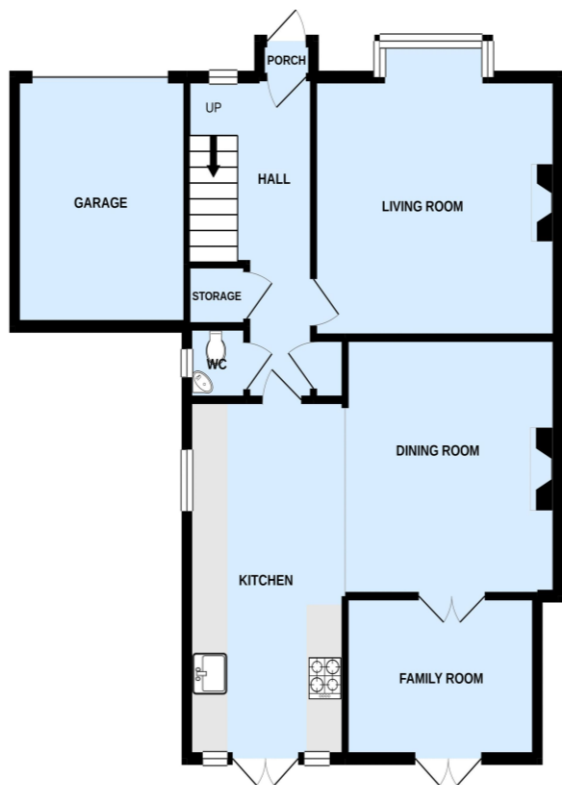
The location...

Situated in the much sought after area of St. Leonards within 1.5 miles of the city centre with a plethora of amenities including shops, restaurants and historical sites like the beautiful cathedral. Locally there are several independent shops and restaurants and a selection of good schools too, the RD&E hospital is also just a short walk away. There is access to the nearby river which offers a level stroll to the historic quayside in one direction and to the canal and river plains in the other. Topsham Road provides easy access in and out of the city, leading in the direction of the M5 Motorway. Exeter St. Davids Station is under 2.5 miles away and provides links to London Paddington and also north east to Bristol and beyond. Central Station also leads to London on the Waterloo Line.

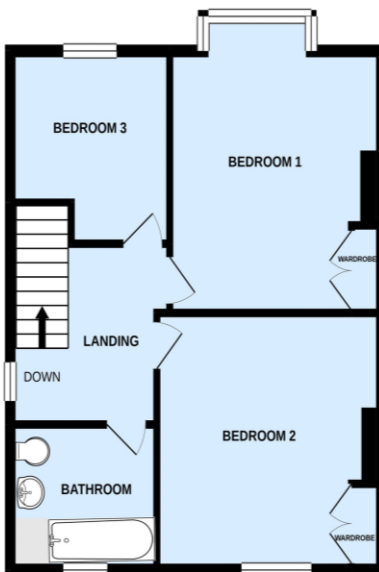
Directions:

From Exeter city centre head out on Topsham Road towards Countess Wear and turn left into Barrack Road towards the hospital. The property will be found on the left hand side just before the bus stop.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation:

Hallway:

16' 2" x 7' 1" (4.92m x 2.16m)

Sitting Room:

15' 1" x 13' 7" (4.60m max into bay x 4.15m max)

Cloakroom:

3' 5" x 2' 5" (1.05m x 0.73m)

Kitchen :

17' 7" x 6' 7" (5.37m x 2.01m)

Dining Area:

14' 7" x 12' 1" (4.45m x 3.68m)

Family Room:

10' 9" x 8' 3" (3.28m x 2.52m)

Family Bathroom:

8' 2" x 6' 8" (2.49m x 2.02m)

Bedroom 1:

15' 1" x 11' 10" (4.60m max into bay x 3.61m max)

Bedroom 2:

12' 0" x 12' 8" (3.66m x 3.86m max)

Bedroom 3:

8' 11" x 8' 11" (2.73m x 2.73m max)

Garage:

Outside:

Generous level rear garden
Off street parking



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