



SOUTHGATE

ESTATES

57 Birchy Barton Hill,  
Exeter, Devon, EX1 3EX  
£475,000









## 3 Bedrooms, Semi-Detached House, Garage & Off-Road Parking, Gardens to Front & Rear, Well-Presented, Far-Reaching Views

A spacious three bedroom family home located in the desirable area of Heavitree, benefitting from far-reaching views, off-road parking, a garage and gardens to the front and rear. The well-presented internal accommodation briefly consists of an entrance porch, a downstairs cloakroom, a hallway/snug, a sizeable lounge diner, a modern kitchen, utility room and conservatory. Upstairs are three bedrooms (two of which are doubles) and a shower room. There is also a home office located in the garden which provides an ideal space for home working. The location enjoys a range of nearby amenities including a number of well-regarded primary and secondary schools, various GP surgeries/medical centres, and the popular shops along Heavitree's high street. There are also good transport links in and out of the city and the area is well-placed for access to the M5 and A30. With the ideal location, the good-sized accommodation and the advantage of the outdoor space, this lovely home is not to be missed and we highly recommend internal viewing.

**Entrance Porch** The front door opens to the entrance porch which includes tiled walls and flooring and doors to the cloakroom and hallway/snug.

**Cloakroom** A convenient downstairs cloakroom incorporating a close-coupled WC, a wall-mounted wash basin with a mixer tap over, tiled walls and flooring, and stained glass windows to the front and side aspects.

**Hallway/Snug 23' 4" x 7' 2" (7.10m x 2.19m)** A door opens into the hallway area which features engineered oak floorboards, a radiator, access to the kitchen and lounge diner, picture rails, and stairs to the first floor. There is also an area for seating and stained glass windows to the kitchen and lounge diner.

**Lounge Diner 27' 2" x 11' 5" (8.28m x 3.48m) plus bay** A spacious open-plan reception room boasting uPVC double glazed French doors opening out to the garden, along with a uPVC double glazed bay window to the rear aspect. There is also a brick fireplace surround with a wooden mantle and stone hearth, painted wooden floorboards, a radiator and picture rails. Ample space is provided for a dining table and chairs.

**Kitchen 15' 7" x 7' 9" (4.76m x 2.36m)** A modern kitchen containing a range of wall and base units with granite-effect worktops, an acrylic splashback and a sink with a mixer tap over and drainer grooves. Integrated appliances include a double eye-level oven with a separate 5-ring induction hob and extractor hood over, and a dishwasher. There is also tiled flooring, a door to the utility room and two double glazed windows/skylights to the front aspect.



**Utility Room 7' 10" x 5' 9" (2.4m x 1.74m)** A useful space offering a range of wall and base units with granite-effect worktops and space to the side for a tall fridge freezer. The Vaillant boiler is also located here, along with a door to the conservatory and tiled flooring.

**Conservatory 9' 7" x 7' 11" (2.93m x 2.41m)** A pleasant room enjoying uPVC double glazed windows to the side and front aspects, a door out to the garden and base units with fitted worktops and space below for a washing machine.

**Stairs & Landing** Stairs rise to the first floor landing which provides doors to the three bedrooms and the shower room, a hatch to the loft, painted wooden floorboards, picture rails and a uPVC double glazed window to the front aspect.

**Bedroom 1 14' 4" x 11' 5" (4.36m x 3.47m) plus bay** A generous double bedroom benefitting from a uPVC double glazed bay window to the rear aspect with lovely far-reaching views, painted wooden floorboards, picture rails and a radiator.

**Bedroom 2 12' 6" x 11' 4" narrowing to 11' 0" (3.80m x 3.46m)** A further well-proportioned double bedroom complemented by a uPVC double glazed window to the rear aspect also with attractive far-reaching views. There is also a radiator, picture rails and painted wooden floorboards.

**Bedroom 3 7' 10" x 7' 8" (2.38m x 2.34m)** A single bedroom with the advantage of a uPVC double glazed window to the side aspect with a pleasant outlook, picture rails and painted wooden floorboards.

**Shower Room 7' 9" x 7' 3" (2.37m x 2.20m)** Comprising a shower cubicle with a Mira shower over, a wash basin with a range of fitted vanity units below, and a hidden cistern WC. In addition there is a heated towel rail, a built-in cupboard housing the hot water tank, laminate flooring, a shaver socket and an obscured uPVC double glazed window to the front aspect.

**Home Office 15' 1" x 6' 4" (4.59m x 1.94m)** Located in the garden is a fully-insulated home office offering an ideal space for home working, providing two uPVC double glazed windows to the side aspect, uPVC double glazed French doors to the garden, and spotlighting.

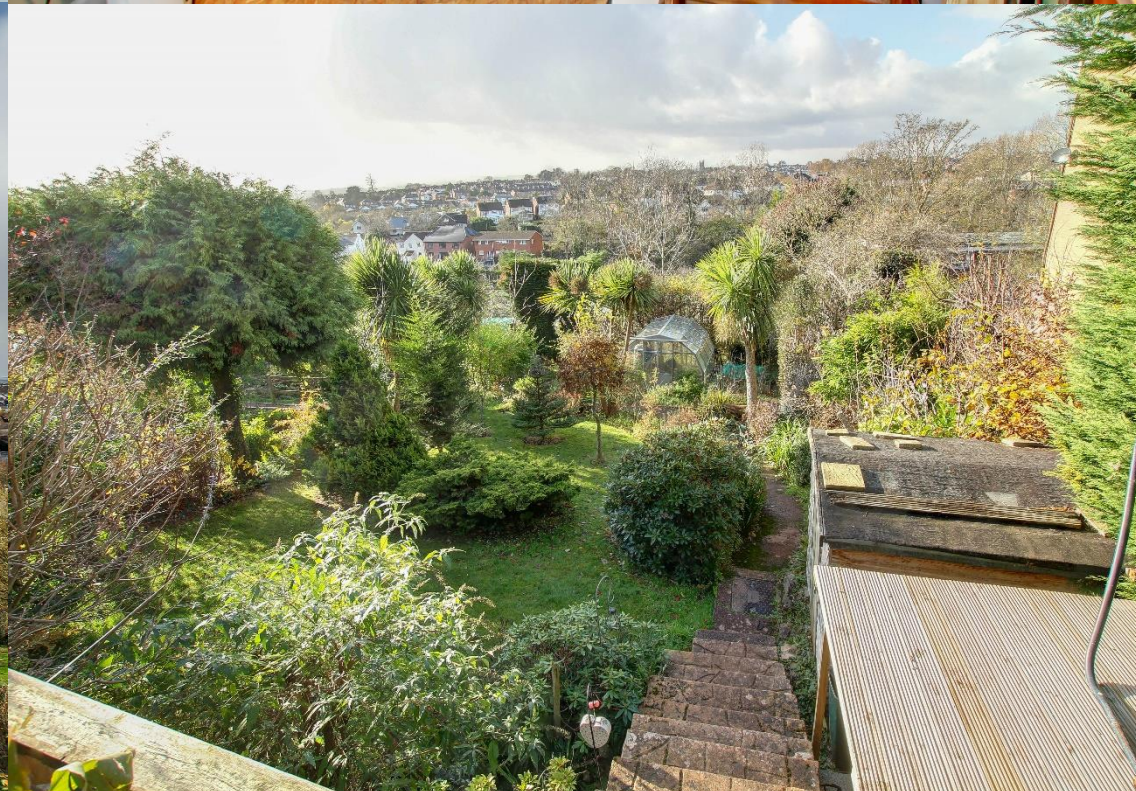
**Garden** The sizeable landscaped rear gardens benefit from a variety of areas for seating and outdoor entertainment, including a top sun terrace and steps leading down to an area of decking. The garden also features a large lawned section incorporating a range of well-established plants and shrubs with a greenhouse located at the rear. There is also a garden shed, a gate providing side access and an outdoor tap.

**Garage & Parking** To the front of the property is a driveway allowing off-road parking for multiple vehicles. This leads to a well-proportioned garage with an up-and-over door, lighting, power and a standpipe, offering further space for parking or storage.

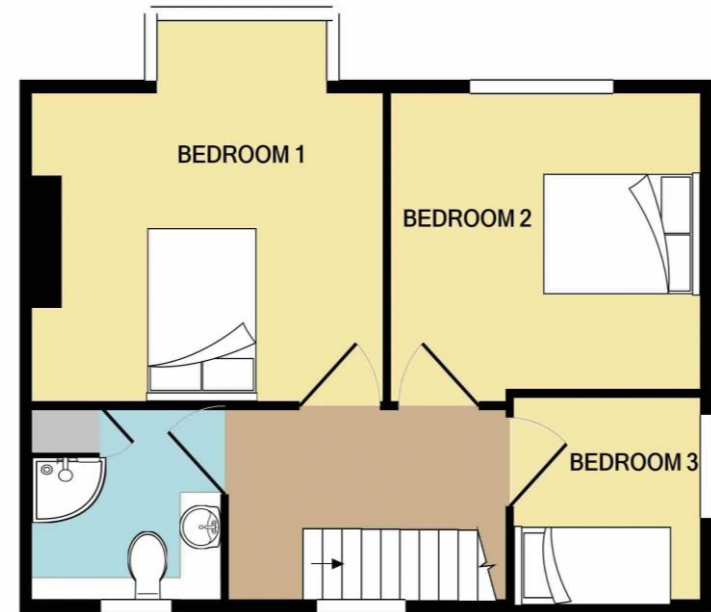
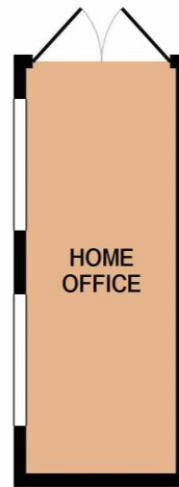
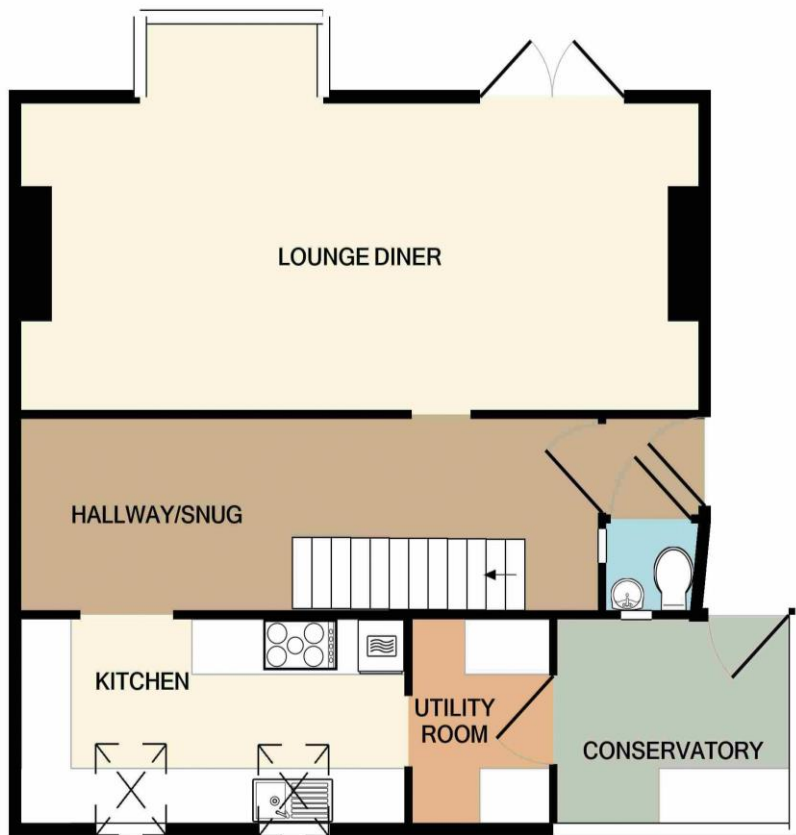
**Tenure: Freehold**











1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2021



[www.tpos.co.uk](http://www.tpos.co.uk)

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

**Southgate Estates**

50-51 South Street, EX1 1EE

01392 207444

[info@southgateestates.co.uk](mailto:info@southgateestates.co.uk)  
[southgateestates.co.uk](http://southgateestates.co.uk)