



£290,000

130 Barley Farm Road, Higher St Thomas, Exeter, EX4 1NJ

5 Bedrooms. Semi Detached. Spectacular Views. Driveway & Garage.
Spacious Kitchen Diner. South Facing Rear Garden.

**Committed to performance.
Driven by integrity.**



Barley Farm Road, Exeter

A spacious 5 bedroom semi-detached family home situated in higher St Thomas and located within close proximity of local shops, schools, doctors' surgery, nearby bus and train links and other amenities. The property also benefits from good access to Exeter City Centre.

Internally the accommodation briefly comprises a generously sized open plan kitchen diner, lounge, bathroom and five bedrooms. (3 of which are doubles). The property also benefits from far reaching views across the city. Outside there are gardens to the front and rear both allowing easy maintenance. The rear garden is South facing, providing an ideal space for outdoor entertainment. In addition, there is a driveway and garage (with plumbing and electricity) providing off road parking for multiple vehicles.

With the amount of space to offer as well as the stunning views, further viewing is essential and comes highly recommended.

The Accommodation Comprises: Entrance Hallway

The front door opens to the entrance hallway incorporating a radiator, doors to the lounge and kitchen diner and stairs to the first floor landing benefiting from a large storage cupboard underneath, ideal for extra storage.

Kitchen Diner

16' 3" x 9' 11" (4.96m x 3.01m) & Sitting Area 9' 5" x 7' 4" (2.87m x 2.24m)

A spacious, open-plan family room with the advantage of a uPVC double glazed window to the side aspect and two radiators. The kitchen area includes a range of matching wall and base units with roll-edge worktops, and matching upstand, breakfast bar, stainless steel sink and drainer unit with mixer tap over as well as an integrated microwave and double oven with gas hob and cooker hood over. Space and plumbing are available for a dishwasher and fridge freezer. Ample space is provided for a dining table and chairs, as well as an additional seating area with uPVC double glazed doors leading out to the garden.

Lounge

16' 3" x 10' 0" (4.96m x 3.05m)

Complemented by a feature electric fireplace, the lounge also contains a uPVC double glazed window to the front aspect and radiator.

First Floor Landing

Stairs rise from the ground floor to the first floor landing with a radiator, an obscured window allowing extra light from the bathroom, access to the three bedrooms and bathroom as well as stairs to the second floor.



Bedroom 1

14' 0" x 9' 11" (4.26m x 3.02m) to front of wardrobes

A generously-sized master bedroom equipped with a built-in storage cupboard, radiator and a uPVC double glazed window to the front aspect.

Bedroom 2

10' 0" x 9' 11" (3.05m x 3.03m)

A further double bedroom with a radiator and uPVC double glazed window to the rear aspect overlooking the garden.

Bedroom 3

10' 0" x 5' 11" (3.04m x 1.8m)

A charming third bedroom accommodating a radiator and uPVC double glazed window to the rear aspect.

Bathroom

8' 4" x 5' 5" (2.55m x 1.65m) max

Comprising a pedestal wash hand basin, bath with mixer taps and mains shower over, close coupled WC, spotlighting, part tiled walls and a heated towel rail. An obscured uPVC double glazed window faces the side aspect.

Second Floor Landing

With stairs leading from the first floor, the second floor landing allows access to a further two bedrooms.



Bedroom 4 & En Suite

8' 8" x 7' 6" (2.64m x 2.29m) to front of wardrobes

A double bedroom containing a well appointed uPVC double glazed window to the rear aspect with the advantage of far reaching views across the surrounding area as well as built-in storage, and a radiator. An archway leads through to the en suite, comprising a close coupled WC, tiled shower cubicle with Mira shower over, pedestal wash hand basin with tiled splashback and an obscured uPVC double glazed window to the rear.

Bedroom 5

9' 10" x 9' 1" (2.99m x 2.77m) plus alcoves

Enjoying a good-sized built-in wardrobe as well as extra storage into the eaves, a radiator and uPVC double glazed window once again, allowing excellent views to the side aspect.

Garden & Garage

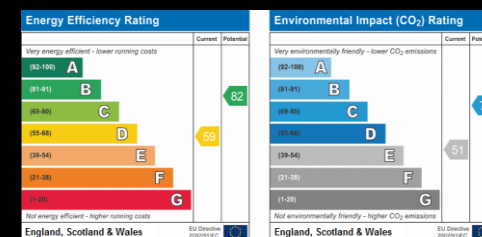
To the front of the property is a gravelled area with a driveway to the side providing off road parking for multiple vehicles with a garage to the rear. The garage has an up and over door and contains electricity as well as space and plumbing for a washing machine, freezer and tumble dryer. A gate provides access to the fully enclosed south facing rear garden, kept paved for easy maintenance and ideal for outdoor entertainment.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Tenure: Freehold

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