



**OPEN HOUSE** - Saturday 15 June - 11am - 12pm

37 Birchy Barton Hill



M5 (J29) 1.4 miles  
City Centre 1.9 miles

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## A 1930s detached house on the edge of Heavitree, in an elevated position, with far reaching views

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- 1930s detached house
- Modern open plan living space
- Large garden
- Garage & driveway
- Far reaching views
- Stunning landscaped garden
- Modern kitchen
- Family home

Guide price £400,000



### SITUATION

Birchy Barton Hill is conveniently positioned on the eastern outskirts of the cathedral and university city of Exeter, less than 2 miles from the centre, with nearby amenities and easy access to a regular bus route. Exeter affords a fantastic range of amenities, including well regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining opportunities. The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are two mainline railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

### DESCRIPTION

Dating back to the 1930s, No.37 Birchy Barton Hill is set in an elevated position with views over Heavitree and out towards Haldon and Stoke Hill. The property has undergone many improvements while retaining its quintessential 30s charm. The recent attributes include a new double garage and parking facility and a remodelled and landscaped garden. The property has a contemporary feel and is well finished throughout with modern living in mind.

### ACCOMMODATION

Front door leads to the entrance hall with plenty of space for storing outerwear with varnished floorboards continuing through the accommodation. The reception rooms open out to create a fantastic family orientated living area with the front two reception rooms opening into each other via double doors. These rooms have glazed doors overlooking and leading to the garden. The dining area opens out onto the kitchen which is towards the rear of the property with modern white fitted units and stone tile flooring. The family

bathroom is made up of a shower, basin and wc, and is situated off the hallway. The principal bedroom is on the ground floor with a front aspect and built-in storage.

On the first floor are two bedrooms, a further bathroom and useful eaves storage. These two bedrooms benefit from a rear aspect with views over the garden and over towards Haldon and Stoke Hill as well as both being laid with varnished floorboards. The bathroom on this floor is made up of a shower, basin and wc.

### OUTSIDE

To the front of the property is a new double garage with an electric up-and-over door and side access. In front of the garage is parking for a further three vehicles. To the rear of the property, the garden is accessed from the ground floor and leads directly out onto a terraced section with lighting and an area for garden furniture. Stairs lead to the lower section of garden comprising of a charming patio area with a hot tub, raised beds and attractive supportive gabions, this area leads on to the lawn section at the bottom of the garden.

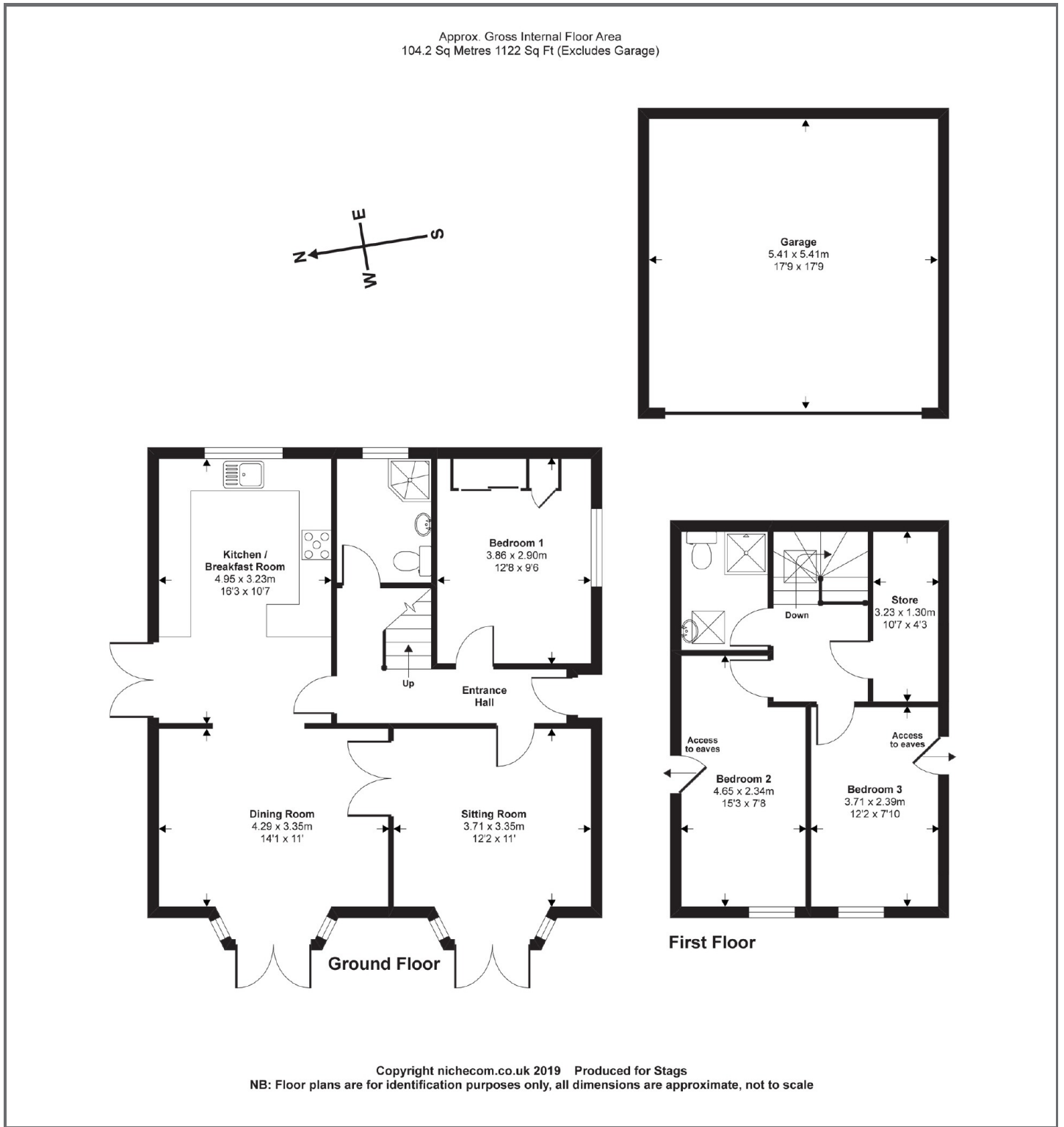
### SERVICES

All mains services are connected.

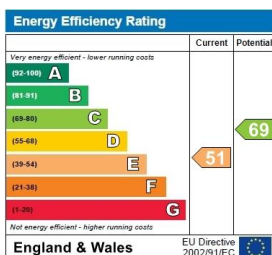
### DIRECTIONS

From the centre of Exeter proceed along Heavitree Road, which then turns into Honiton Road for 1.5 miles. At the bottom of the hill there are two sets of traffic lights. At the second set of traffic lights, turn left onto Sweetbrier Lane then immediately take the first right onto Birchy Barton Hill. Proceed up Birchy Barton Hill for a quarter of a mile where the property can be found on the left.





These particulars are a guide only and should not be relied upon for any purpose.



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