



Barrack Road, Exeter, EX2 5ED

£375,000

A well presented, three bedroom terraced home located on the popular Barrack Road, Exeter. This spacious property features a light and airy open plan living area, modern fitted kitchen, stylish bathroom, and a private rear courtyard garden.

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The entrance hallway leads into a beautifully presented open plan living and dining area, full of character and natural light. The front facing bay window floods the space with sunlight, highlighting the original floorboards and high ceilings. A feature fireplace with a log burner creates a cosy focal point, while built in shelving adds both charm and practicality. This spacious and versatile layout is ideal for modern living, perfect for relaxing, entertaining, or working from home.

A bright and spacious kitchen featuring shaker style units, wooden worktops, and a large range cooker. The kitchen is beautifully finished with white metro tile splashbacks and a wide window overlooking the garden. The dining area benefits from a vaulted ceiling and French doors opening onto the courtyard, creating a light filled and inviting space ideal for family meals or entertaining. Original wooden floorboards run throughout, adding warmth and character.

Bedroom Three. A light and airy bedroom featuring a sash style window, neutral decor, and exposed wooden floorboards. A comfortable space with room for storage, ideal as a guest room, child's bedroom, or home office.

Bedroom Two. A generous and versatile double bedroom with a large window, original wooden floorboards, and neutral decor.

Bedroom One. A spacious and beautifully bright principal bedroom featuring a large bay window, original wooden floorboards, and built in storage. The neutral decor enhances the sense of light and space, making this an inviting and tranquil retreat. Ample room for wardrobes and additional furnishings.

Bathroom. A well presented family bathroom featuring a panelled bath with overhead shower, pedestal wash basin, and low level WC. Fully tiled walls and a large window provide a bright and practical space.

Outside, the private rear courtyard is fully enclosed and provides an inviting space for potted plants, seating, or bike storage. Permit parking is available on the street for residents, making day to day living easy and convenient.

This charming home boasts a light filled open plan living and dining area, a stylish kitchen with space to dine, and a pretty courtyard garden. Featuring period details, generous bedrooms, and modern comforts throughout, this property is perfect for families, professionals, or anyone looking to enjoy city living with a touch of character. Permit parking available.

Agent Note: The Title contains restrictive covenants. Please speak with agent for more details.



At a Glance:

Three Bedroom Terraced Home
 Open Plan Lounge with Feature Fireplace
 Modern Fitted Kitchen with Access to Garden
 Private Rear Courtyard Garden
 Permit Parking Available
 Bathroom with Bath and Overhead Shower
 Walking Distance to RD&E Hospital
 NO CHAIN

PROPERTY INFORMATION:

Freehold
 Council tax Band: C
 Mains electric, gas, water and drainage.
 Mobile - Signal Dependant on Provider
 Broadband: Ultrafast - 1800Mbps - 220Mbps



PLEASE NOTE.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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