





# Barrack Road, Exeter, EX2 6AB

## Guide £400,000 - £425,000

A four bedroom end-of-terrace property situated on Barrack Road, Exeter, offering accommodation over three floors. The property benefits from a loft conversion, two bathrooms, front and rear gardens, and driveway parking for multiple vehicles.

No Onward Chain!

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Situated on Barrack Road, Exeter, this attractive and deceptively spacious four bedroom property offers well-proportioned accommodation arranged over three floors, providing flexible living space ideally suited to families, professional couples or buyers looking for room to grow.

**Description.**

Upon entering the property, you are welcomed into a spacious sitting and dining room, which extends through much of the ground floor. This generous reception space offers plenty of room for both comfortable everyday living. The ground floor room benefits from attractive parquet-style flooring.

The separate kitchen is positioned towards the front of the property and offers a practical arrangement of fitted units and worktop space, with room for the essential cooking appliances. There is also access to the garden.

Moving to the first floor, there are three bedrooms, offering flexibility for family accommodation, guest bedrooms or those requiring additional workspace. One of the smaller rooms would lend itself particularly well to use as a home office, dressing room or nursery, depending on individual requirements. The first floor is also served by a family bathroom.

A real highlight of this home is the loft conversion, which has created a particularly spacious fourth bedroom on the second floor. This impressive room benefits from a generous footprint and attractive sloping ceilings, adding character to the space. This bedroom is complemented by its own bathroom.

Externally, the property enjoys gardens to both the front and rear, providing outdoor space to relax, entertain and enjoy throughout the year. The driveway is another valuable feature, offering off-road parking for a couple of vehicles.

The property is ideally positioned on Barrack Road, offering convenient access to Exeter city centre and its excellent range of shopping, dining and leisure facilities. A variety of local amenities, supermarkets and schools can be found nearby, while regular public transport services provide connections across the city and surrounding areas. For commuters, the property is well placed for access to major road links, making travel further afield straightforward. Combining the convenience of city living with access to local amenities and green spaces, the location is well suited to families and professionals alike.







## At a Glance:

End of Terrace Home

Four Bedrooms

Two Bathrooms

Driveway

Garden

Open Plan Living Area

Separate Kitchen

No Onward Chain!

## Property Information:

COUNCIL TAX: Band C

SERVICES: Mains Gas, Electric, Water & Drainage.

HEATING: Gas Central Heating

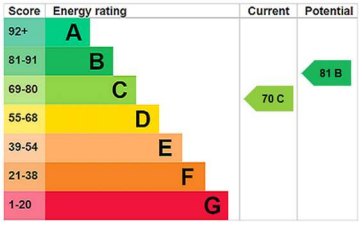
BROADBAND: Full Fibre Broadband. Checked on Openreach November 2026.

MOBILE: Signal Dependant on Provider

LISTED: No

TENURE: Freehold




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