



Barley Mews, Isleworth Road, Exeter, EX4 1RG

A rare opportunity to purchase a beautifully presented two double bedroom ground floor apartment in a gorgeous period building, benefitting from its own private entrance and a share of the freehold. Set within a quiet gated development with communal gardens and stunning views over the city.

Winkworth

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Description

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

The property:

The property is accessed via a small set of steps and a private front door leading into an entrance hall. The property features underfloor heating throughout. The cloak room is located off the entrance hall with a W/C and wash basin.

The kitchen, sitting room and dining room are configured as open plan, this combination creates a stunning space which is the social centre of the property whilst providing the perfect space to entertain guests or to relax and unwind at the end of the day.

The modern kitchen comprises of black base and wall storage units with white quartz work tops. Built in appliances include a washing machine, dishwasher, fridge/freezer, wine chiller, electric four ring hob, extractor fan and sink/drain. The living room/dining room is spacious allowing plenty of space to fully stock both spaces with furniture. The space is completed with a feature fireplace and dual aspect windows ensuring that the room stays bright and welcoming.

Bedroom one is a large double bedroom with double windows overlooking the front aspect. The study is located adjacent to bedroom one, it is perfect for a home study or dressing room.

The en-suite for bedroom one is stunning comprising of three floor-ceiling mirrors, mood lighting, large freestanding bath, walk in shower, W/C and wash basin.

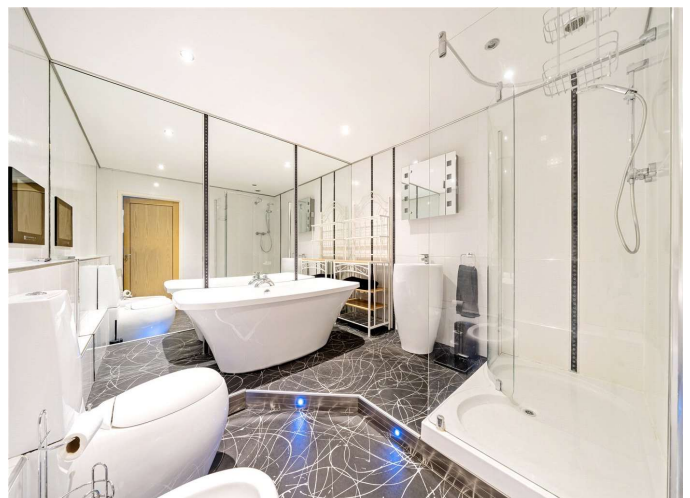
Bedroom two is a further double bedroom with dual windows overlooking the front aspect and a separate dressing room. The ensuite has a large walk-in shower cubicle, W/C and wash basin.

Outside:

The gated development has access to a large communal garden which is mostly laid to lawn with multiple trees whilst featuring stunning views over the green city of Exeter.

The allocated off-road parking is sizable and can fit two-three cars.

The property has a private terrace located at the front of the property.



At a glance....

- High finish throughout
- Two double bedrooms
- Two bathrooms
- Separate study
- Large reception room
- Off-road parking for two cars
- Private entrance
- Communal gardens
- Gated development
- Share of freehold

PROPERTY INFORMATION:

- Council tax Band: C
- Mains electric, gas, water and drainage.
- Underfloor heating throughout.
- Tenure:
- Share of the freehold.
- Lease remaining of 950 years.
- Service charge: £450 per quarter
- Ground Rent: £0

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Approximate Area = 1053 sq ft / 97.8 sq m

For identification only - Not to scale

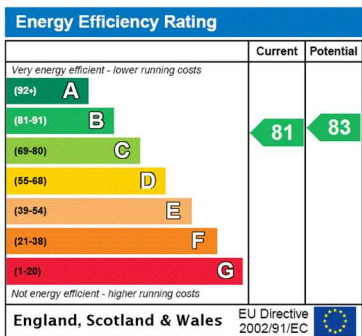


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 955461

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