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## Birchy Barton Hill, Exeter, EX1 3EX OIEO £575,000

Stunning Four-Bedroom Detached Home on Birchy Barton Hill, Exeter – Deceptively Spacious and Full of Charm.

**Winkworth**

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## The Property

**Modern front door** straight into the hallway with under stairs storage cupboard with double glazed window to the side aspect, wooden flooring, radiator.

**Sitting Room:** A bright, spacious room with dual aspect double glazed windows to front and side aspect, gas living flame fire, lovely views over the front garden.

**Family Room:** Another great reception area with wooden flooring, double glazed window to the side aspect.

**Kitchen:** A beautiful feature of the home is the stylish kitchen, a great size, perfect for family living and entertaining. A large selection of modern wall and base units with high quality granite worktops, large island with space for breakfast stools. Integrated double oven and microwave, warming drawer, five ring gas hob with glass splash back surround and stainless steel extractor above with light. Integrated fridge/freezer and dishwasher. French doors straight through to the large conservatory.

**Conservatory:** A large entertainment space currently used as a dining room, lovely views over the rear garden, double glazed front doors with direct access onto the large patio area.

**Bedroom One:** A useful bedroom to have on the ground floor, a good sized double with double glazed window to the side aspect, shelving with a useful en-suite cloakroom with low level WC, wash hand basin and obscure window.

**Bedroom Four/Study/Snug:** A versatile room which is currently used as a home office but could be used as a bedroom or snug, double glazed window to side aspect, door giving you direct access onto the garden, radiator. Good sized utility area with plumbing for a washing machine and housing the gas boiler, double glazed window.

**Downstairs Shower Room:** Recently updated, wash hand basin in vanity unit, low level WC, mains shower, with glass screen, heated towel rail, fully tiled with laminate flooring.

**First Floor:** Light and bright landing with double glazed window to the front aspect enjoying far reaching views across Exeter and as far as Haldon. Good sized walk in cupboard with hanging and shelving, carpet and radiator

**Bedroom Two:** Good sized double bedroom with fitted wardrobes with easy access to the useful eaves storage, double glazed window to the front aspect with far reaching views across Exeter and as far as Haldon. Carpet and radiator.

**Bedroom Three:** Another double with fitted wardrobes, eaves storage and double glazed window overlooking the rear garden, carpet and radiator.

**Family Shower Room:** A lovely feature of this home which has been tastefully done, feature wash hand basin, mixer tap on wooden vanity unit with cupboards, low level WC, large shower enclosure with mains shower over with glass screen. Good sized chrome heated towel rail, fully tiled, laminate flooring and obscure double glazed window to side aspect.

**Outside:** Well maintained front and rear private gardens that provide the perfect setting for alfresco dining, family activities or simply unwinding in the sunshine. The front garden is approached via a private gate with a path to the front door, the front garden is mostly laid to lawn with planted border and hedged boundaries. The front garden could be easily converted for additional parking if required -. Fully enclosed rear garden a good sized south easterly pot with large patio with slate chipped are to the side aspect. The rest of the garden is mostly laid to lawn with shrub borders and raised beds, new timber storage shed and path with door giving direct access to the garage with up and over door, overhead storage with power and light. Hardstanding to the front of the garage offers useful off street parking.



## At a glance....

Fabulous 1920's Detached House  
Three/Four Bedrooms  
Modern Kitchen/Breakfast Room  
Shower Rooms on Ground Floor & First Floor  
Versatile Accommodation  
Currently Two Reception Rooms  
Spacious Conservatory  
Garage and Off Street Parking  
Lovely Landscaped Front and Rear Gardens  
Scope for Extending & Additional Parking  
Great Transport Links

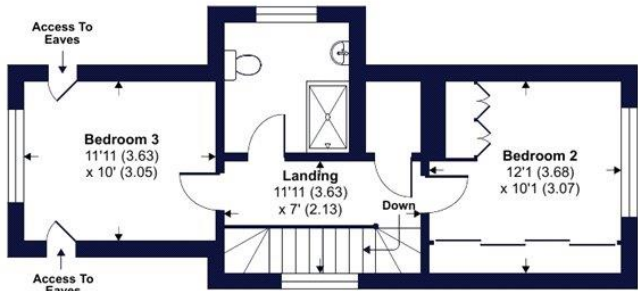
## PROPERTY INFORMATION:

Freehold  
Council Tax Band: E  
Mains Electric, Gas, Water and Drainage

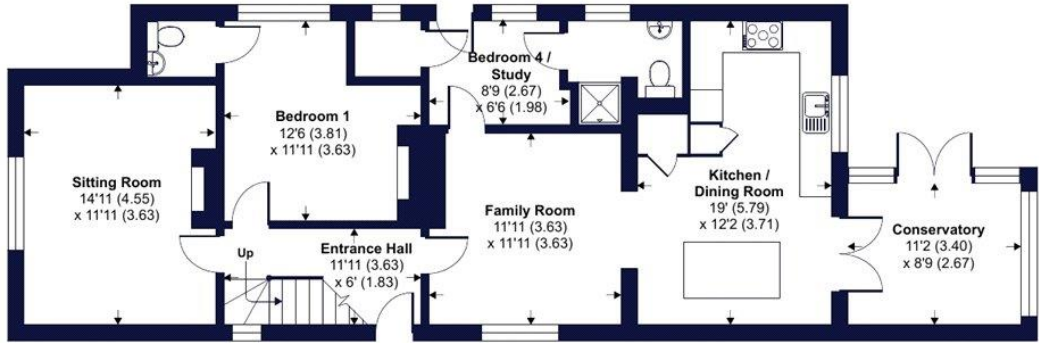
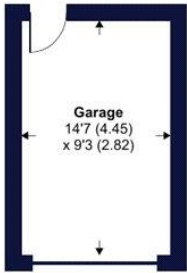
Mobile: We understand that full mobile coverage is available (checked on Ofcom)  
Internet: Ultrafast full fibre broadband up to 1800mbps is available. Fibre to the premise.

# Birchy Barton Hill, Exeter, EX1

Approximate Area = 1484 sq ft / 137.9 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 1620 sq ft / 150.5 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Winkworth. REF: 1193526



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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