



**35 Barnardo Road, St Leonards, Exeter, EX2 4ND**  
Offers In Region Of £475,000 Freehold

  
**MARTIN&CO**

## Barnardo Road

5 Bedrooms, 2 Bathroom

Offers In Region Of £475,000

This charming Edwardian townhouse enjoys a prime location within easy reach of Magdalen Road's independent shops, Exeter's picturesque Quayside, and under a mile from the City Centre. Arranged over three generous floors, the property provides spacious accommodation throughout and presents an exciting opportunity for updating. The welcoming entrance hall, featuring attractive tiled flooring, leads into a bright bay-fronted living room with a fitted gas fire, which flows seamlessly into the dining room. From here, French doors open into a practical lean-to conservatory. The kitchen/breakfast room is well-proportioned and full of character, showcasing an exposed brick wall and a range of wooden cabinetry. To the rear, an extension adds further practicality with a utility room offering work surfaces and fitted storage, along with additional space for laundry appliances and freezers. A separate WC and direct access to the courtyard. Upstairs, the first floor hosts three well-sized bedrooms and a family bathroom. The top floor provides two further bedrooms, one of which benefits from delightful views across the city towards Exeter Cathedral.



**ENTRANCE HALL** Accessed via a uPVC part glazed front door, part glazed inner door, original tiled flooring, stain glass window, doors to the lounge, dining room, kitchen/breakfast room, stairs to the first floor landing, understairs storage cupboard and a radiator.

**LOUNGE** 15' 4" x 11' 10" (4.687m x 3.619m) Front aspect uPVC double glazed bay window, gas fireplace, television point, shelving, coved ceiling and an archway through to the dining room.

**DINING ROOM** 11' 5" x 9' 10" (3.489m x 3.009m) Rear aspect french doors lead to the lean to, shelving, coved ceiling and a radiator.

**LEAN TO** 9' 10" x 4' 11" (3.010m x 1.524m) Rear aspect window, shelving and door leading to the courtyard garden.

**KITCHEN/BREAKFAST ROOM** 19' 4" x 9' 8" (5.910m x 2.963m) Side aspect windows, fitted range of eye and base level units, stainless steel sink with a mixer tap and a single drainer, roll edged work surfaces, part tiled walls, gas cooker point, further appliance space, large seating area, door to the courtyard, door to the utility room.

**UTILITY ROOM** Side aspect uPVC double glazed window, plumbing for a washing machine, further appliance space, doors to the airing cupboard with a hotwater tank and a boiler. Door to the cloakroom, door to the store room.

**CLOAKROOM** Low level WC, wash hand basin.

**STORE ROOM** 9' 6" x 6' 3" (2.920m x 1.908m) Side aspect uPVC double glazed window, range of eye and base level units.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two, bedroom three, bathroom, stairs to the second floor landing.

**BEDROOM ONE** 14' 2" x 14' 0" (4.334m x 4.289m) Front aspect uPVC double glazed window, floor to ceiling wardrobes with hanging space and shelving, coved ceiling and a radiator.

**BEDROOM TWO** 11' 5" x 9' 10" (3.491m x 3.000m) Rear aspect uPVC double glazed window, built in wardrobe with hanging space and shelving, wash hand basin and a radiator.

**BEDROOM THREE** 8' 3" x 9' 7" (2.524m x 2.936m) Rear aspect uPVC double glazed bay window, coved ceiling and a radiator.

**BATHROOM** Side aspect frosted window, three piece suite benefiting from a panel enclosed bath, low level WC, wash hand basin and part tiled walls.



**SECOND FLOOR LANDING** Rear aspect window, storage cupboard and doors to bedroom four and bedroom five.

**BEDROOM FOUR** 12' 4" x 12' 8" (3.766m x 3.881m)  
Front aspect uPVC double glazed window, built in storage cupboard, shelving and a radiator.

**BEDROOM FIVE** 10' 5" x 8' 10" (3.188m x 2.708m)  
Rear aspect uPVC double glazed window, radiator.

**COURTYARD** Hard standing and accessed via a wooden gate.



Score	Energy rating
92+	<b>A</b>
81-91	<b>B</b>
69-80	<b>C</b>
55-68	<b>D</b>
39-54	<b>E</b>
21-38	<b>F</b>
1-20	<b>G</b>

Current	Potential
70 C	78 C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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