



**19 Barley Mount, Exeter, EX4 1RP**  
Offers in the Region of £205,000 Freehold

  
**MARTIN&CO**

# Barley Mount

3 Bedrooms, 1 Bathroom

- Three Bedrooms
- Good access to the City centre
- Large garden
- Off road parking
- No onward chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



DESCRIPTION A three bedroom semi detached house in the Redhills area of Exeter. The accommodation benefits from an entrance hall, lounge, kitchen, conservatory, bathroom, three first floor bedrooms, enclosed rear garden, off road parking to the front. The property is situated in a popular location within easy access to the City centre and local amenities. No onward chain.

Entrance uPVC front door, partly glazed, leading to:

Entrance hall Wood laminate flooring. Built in cupboard housing consumer unit and electric meter. Radiator. Door to:

Living Room 13' 9" x 11' 7" (4.18m x 3.54m) Double glazed window to front elevation. Built in cupboard with shelving. Radiator. Central heating boiler. Electric fire with stone surround. Wooden laminate flooring. TV point. Door leading through to:

Kitchen 6' 11" x 9' 7" (2.12m x 2.93m) Window looking into Conservatory. Good range of wall and base units with roll edged work tops. Stainless steel sink and drainer with chrome mixer taps. Built in electric cooker and hob. Wooden laminate flooring. Tile splash backs. Radiator.

Lobby Shelving and space for fridge/freezer. Door to:

Bathroom 4' 4" x 7' 10" (1.32m x 2.40m) Double glazed window looking into Conservatory. Wooden laminate flooring. Three piece suite comprising low level WC, pedestal wash hand basin and bath. Radiator.

Conservatory 14' 9" x 6' 2" (4.49m x 1.87m) Triple aspect windows. Polycarbonate roof. Sink with cupboard below. Wooden door leading to Garden. There is also a wooden door leading to a storage area with plumbing and space for washing machine. Shelving. Radiator.

FIRST FLOOR Stairs from Hallway leading to First Floor Landing. Window looking over garden. Loft hatch. Storage cupboard with shelving. Door to:

Bedroom Two 7' 9" x 11' 12" (2.36m x 3.65m) Window to rear elevation. Built in wardrobe and drawers. Radiator.

Bedroom One 10' 12" x 10' 4" (3.35m x 3.16m) Window to front elevation. Original fireplace with wooden surround. Radiator.

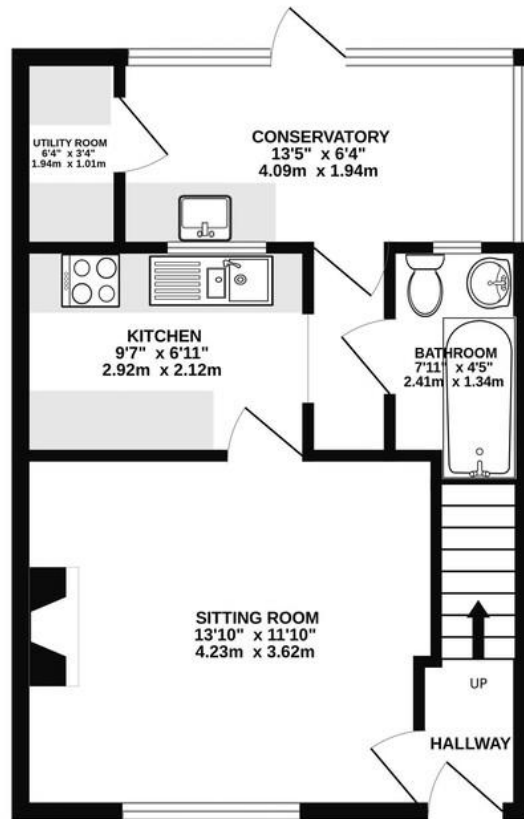
Bedroom Three 7' 7" x 6' 11" (2.30m x 2.12m) Window to front elevation. Wooden laminate flooring. Radiator.

Outside To the rear is a good sized family garden, laid to patio and lawn with a shed and various trees. To the front is an off road parking space for one car.

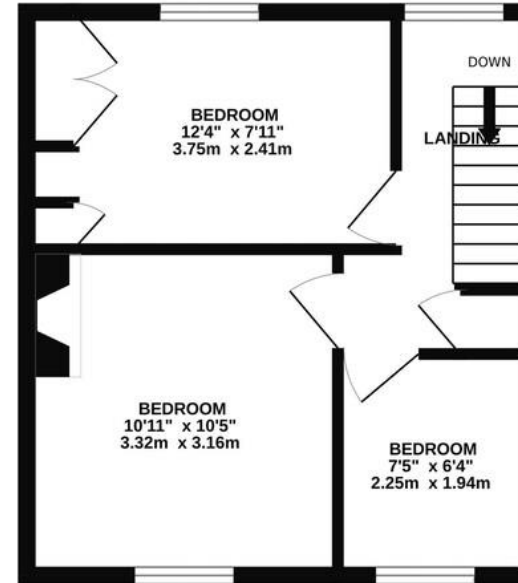




GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made.

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