



12 Hill Barton Road



STAGS

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Exeter, Devon, EX1 3PF

Exeter Cathedral (2.5 Miles), Pinhoe Station (0.7 Miles)

A substantial and characterful 1930s semi-detached family home offering three double bedrooms, generous gardens, extensive parking and a detached garage, situated in a highly sought-after residential area of Exeter.

- Detached garage
- Generous gardens
- Family bathroom with separate shower
- Great location
- Freehold
- Off road parking
- Spacious rooms
- Three bedrooms
- Council tax band: E
- EPC Rating: C(70)

Guide Price £525,000

SITUATION

Hill Barton Road is situated within a popular and established residential area to the east of Exeter, conveniently positioned for a range of local amenities, schooling and public transport links. Supermarkets, shops and everyday amenities are available nearby, whilst regular bus services operate in the surrounding area. St Luke's School is situated nearby, with Pinhoe railway station approximately 1 km away, providing rail connections towards Exeter and beyond. Exeter city centre is readily accessible and offers an extensive range of shopping, recreational and cultural facilities, together with excellent transport links to the wider region.

DESCRIPTION

Built in the 1930s by the local builders Wakeham & Tucker, this substantial semi-detached family home offers generous and well-proportioned accommodation, together with distinctive period character and practical modern living.

The property has been in the same ownership for 26 years and has been significantly improved during that time, whilst retaining attractive original features including leaded stained-glass windows, rounded bay windows and a recessed arched entrance. The property has also recently been redecorated and newly carpeted throughout. A particular feature is the spacious and naturally light entrance hall with its original stained-glass window. The property further benefits from two generous reception rooms, three genuine double bedrooms, a large utility room, separate ground-floor WC and extensive storage, including two walk-in cupboards and a substantial loft space with light and power.



Outside, the property benefits from an attractive landscaped front garden with decorative mosaic features, extensive driveway parking, a detached garage and an exceptionally private enclosed rear garden.

ACCOMMODATION

A recessed covered entrance beneath an attractive brick archway leads to the front door and spacious entrance hall, providing access to the principal rooms and stairs to the first floor, with useful understairs storage. A large original leaded stained-glass window allows excellent natural light into the hall and adds considerable character. The sitting room is a spacious and naturally light reception room featuring a distinctive curved bay window overlooking the front garden, together with an attractive fireplace. The dining room provides a further generous and versatile reception room with excellent natural light and glazed doors opening to the rear garden. The kitchen is fitted with quality real-wood wall and base units beneath marble-effect work surfaces, together with glass-fronted wall cabinets. Integrated appliances include a fridge, freezer, dishwasher, double oven, hob and extractor. To the rear of the kitchen is a particularly useful and spacious utility room housing the modern gas boiler, with access to the rear garden. There is also a separate ground-floor WC.

On the first floor are three genuine double bedrooms. The principal bedroom is a generous room featuring a large curved bay window and access to a substantial walk-in cupboard with a side window. The second bedroom is another spacious double room enjoying excellent natural light, whilst the third bedroom also provides comfortable double accommodation and could alternatively suit a home office or nursery. The family bathroom comprises a panelled bath, recently installed walk-in shower enclosure with rainfall shower, wash hand basin and WC. There is also a useful airing cupboard and access to a further large walk-in storage cupboard with a side window. The first-floor landing benefits from further stained-glass detailing and provides access to the extensive loft space, which benefits from light and power and offers excellent additional storage.

OUTSIDE

To the front of the property is an attractive enclosed and landscaped garden, bounded by walls and featuring decorative mosaic details, planted areas and paved pathways leading to the covered entrance. A private driveway provides extensive parking for up to five vehicles and continues alongside the property towards the detached garage and rear garden. Further off-road parking is also available to the front.

The rear garden is a particularly attractive feature of the property, being generous in size and exceptionally private. Fully enclosed by established boundaries and walls, the garden includes paved seating areas, planted sections and plenty of space for enjoying the outdoors. A substantial detached garage provides useful additional storage and parking.

SERVICES

Utilities: Mains electric, water, gas and drainage.

Heating: Gas combi boiler

Tenure: Freehold

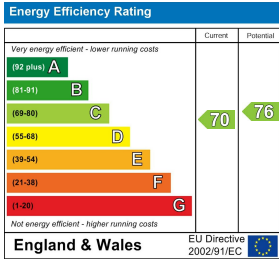
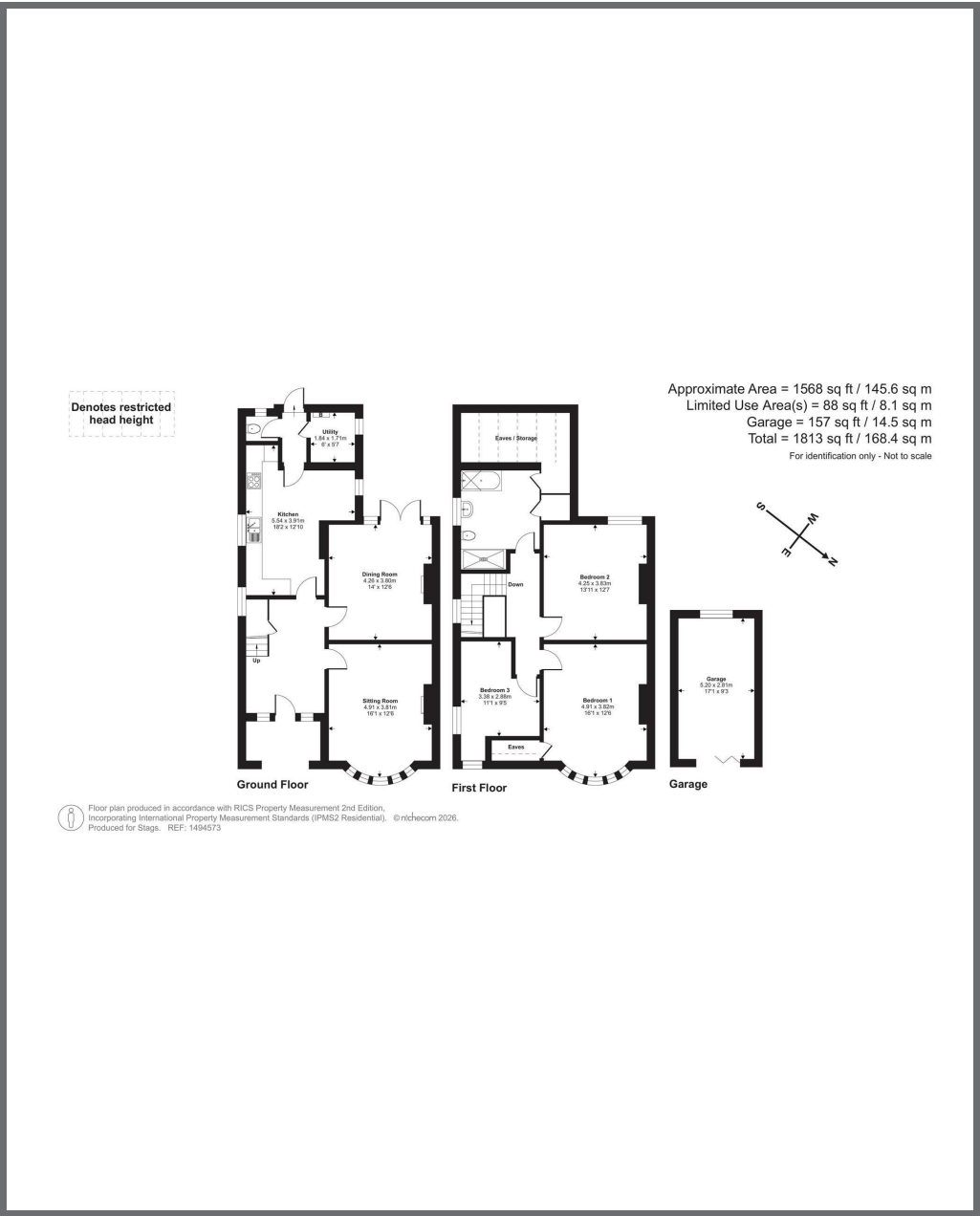
EPC: C(70)

Council tax band: E

Ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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