

Flat 1, 55 Barton Road

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Exeter, Devon, EX2 9BT

Exeter Cathedral (1 Mile), St Thomas train station (0.4 Miles)

A well-presented two double bedroom ground floor apartment offering spacious open-plan living, allocated parking and no onward chain.

- Allocated parking
- Ground floor
- Two bedrooms
- Car port
- EPC rating: C
- No onward chain
- Open-plan living
- Modern bathroom
- Leasehold with a share of freehold: 999 years from 1999
- Council Tax band: B

Guide Price £250,000

SITUATION

The property is conveniently positioned on Barton Road, a popular residential area on the south-western side of Exeter. A range of local amenities are within easy reach including shops, cafés and supermarkets, together with excellent transport links into the city centre. Riverside walks, cycle routes and several parks are nearby, providing attractive green space for leisure and recreation.

DESCRIPTION

Flat 1 forms part of a modern converted building and presents an excellent opportunity for first-time buyers, downsizers or investors. The accommodation is arranged across the ground floor and is centred around a generous open-plan living space combining kitchen, dining and sitting areas. With two comfortable double bedrooms, a modern bathroom and the benefit of allocated parking, the property offers contemporary, low-maintenance living. The property is being offered with no onward chain







ACCOMMODATION

On entering the apartment, the entrance hallway provides a welcoming first impression with ample space for coats and shoes. From here, a door leads into the open-plan living area, which enjoys a light and sociable layout. The sitting room is carpeted and offers a comfortable area for relaxing, while the space flows naturally into the dining area which is large enough to accommodate a family table. Wood-effect flooring extends through the dining and kitchen areas, enhancing the sense of continuity. The kitchen is fitted with an extensive range of units and integrated appliances, creating a practical and well-equipped space for cooking and entertaining. At the far end of the apartment are two well-proportioned double bedrooms, both presented in good order. The accommodation is completed by a stylish modern bathroom suite with contemporary fittings.

OUTSIDE

Although the apartment does not have private outdoor space, residents are well placed to enjoy nearby parks and green areas. The property benefits from an allocated parking space to the front, together with access to a shared bike and bin store.

SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband
Drainage: Mains drainage
Heating: Gas
Tenure: Share of freehold (lease of 999 years from 1999)
EPC: C(79)
Council tax band: B

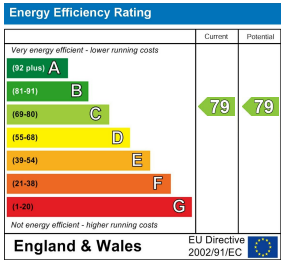






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