

59 Barnardo Road
Exeter



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& Parker

Land and property. Since 1885.

A beautifully presented period townhouse blending charming character features with modern living, situated in a highly sought-after location in St. Leonards.

59 Barnardo Road is a four-bedroom period mid-terrace home offering beautifully appointed accommodation arranged over three floors. Showcasing attractive red-brick elevations with traditional bay windows and stained-glass detailing, the property perfectly balances historic charm with contemporary family living.

The property

The ground floor features a welcoming front-aspect sitting room with wooden floorboards, plantation shutters and an attractive original fireplace. To the rear is a superb open-plan kitchen and dining room, thoughtfully designed for everyday living and entertaining. This bright, sociable space features a modern shaker-style kitchen with a central island, integrated appliances and generous storage, while full-width, part bi-fold doors create a seamless connection to the courtyard garden, filling the room with natural light. A cloakroom completes the ground floor accommodation.

The first floor hosts the generous principal bedroom, which benefits from a large bay window, painted wooden floorboards, built-in wardrobe space and an en suite bathroom with a corner bath and overhead shower. A further well-proportioned bedroom on this floor is served by a contemporary shower room with underfloor heating. The second floor provides two additional versatile bedrooms, one of which is currently utilised as a home office and enjoys elevated views across the city towards Exeter Cathedral.



The fully enclosed rear courtyard garden is bounded by painted brick walls and timber fencing, creating a private and sheltered outdoor space. Finished with timber decking, the courtyard provides an ideal setting for al fresco dining and entertaining, while a gate at the rear offers convenient pedestrian access, completing this attractive and easily maintained outdoor space.

Location

Situated in the desirable St Leonards area of Exeter, 59 Barnardo Road offers excellent access to the city centre and a wide range of amenities. Magdalen Road, with its independent shops, cafés and delicatessens, lies within walking distance, while Princesshay shopping centre, Exeter Quayside and the city's cultural and leisure facilities are close at hand. There are excellent walking and cycling routes nearby, such as the 22-mile Exe Estuary trail, connecting to Topsham and further up the estuary. The idyllic Dartmoor National Park and the East Devon coast are both within around 10 miles of Exeter. The area benefits from strong educational provision, including St. Leonards primary school, Exeter School, The Maynard School and Exeter College (Ofsted rated outstanding).

Transport links are excellent: Exeter St Davids provides direct services to London Paddington taking just over 2 hours. The M5 and A30 ensure good road access across the South West, and Exeter Airport provides an ever increasing number of flights to domestic and international destinations.

Postcode region: EX2

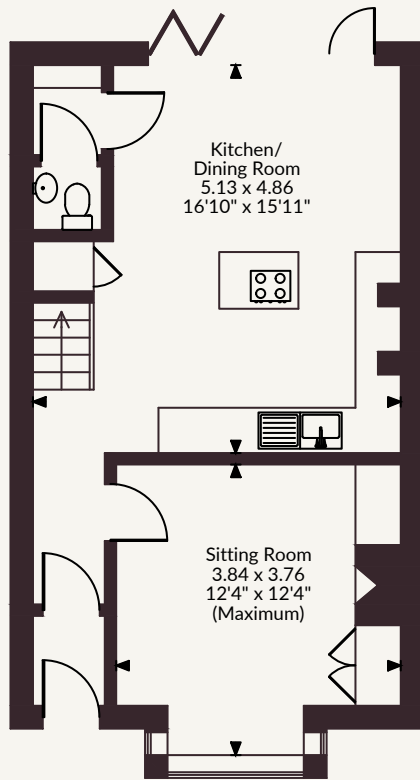
General

Local Authority: Exeter City Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band D
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

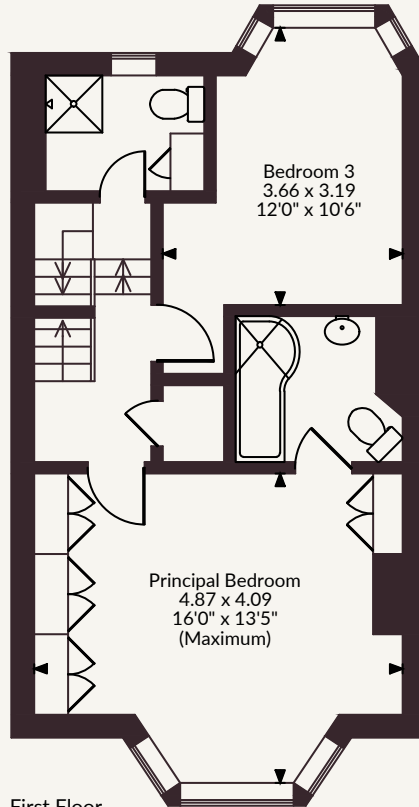
1,284 sq ft (119 sq m)
One reception room
Open-plan dining area/kitchen
Four bedrooms
Two bathrooms
Courtyard garden
On- street parking
Freehold
Guide price £550,000



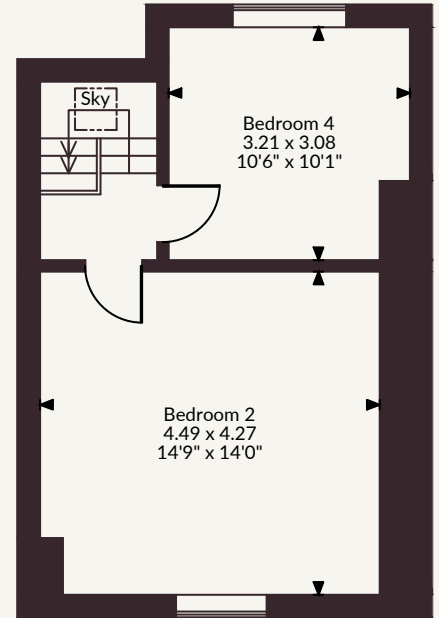
Barnardo Road, Exeter
 Internal area 1,284 sq ft (119 sq m)



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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