



1 Bartholomew Terrace, Exeter, Devon

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1 Bartholomew Terrace, Exeter, Devon EX4 3BW

A Grade II listed five-bedroom townhouse in a prime central Exeter location

Exeter city centre 0.1 miles, Exeter St. David's mainline station 1.2 miles (2 hours to London Paddington), M5 (Jct 29) 3.8 miles, Exeter Airport 5.2 miles

Sitting room | Family room | Kitchen/breakfast room | Five bedrooms, two en suite | Cloakroom | Family bathroom | Garage | Garden
EPC rating E

The property

This well-presented end of terrace townhouse dates from the early 19th century and features a wealth of original character details throughout, including exposed timber beams, large sash windows and brick-built fireplaces, alongside elegant contemporary styling and fittings. The property occupies a central position in Exeter close to the city centre and the quayside.

The accommodation is arranged across four levels, with the ground floor offering a spacious sitting room with exposed wooden floorboards and sash windows to the front and rear welcoming plenty of natural light. The ground floor also has an en suite double bedroom, which could be used as a home study or a guest bedroom providing flexible accommodation. Stairs lead down to the lower ground level and to a discrete cloakroom. The lower ground level provides a further reception room with a decorative open fireplace and a door that leads out onto the garden. The well-equipped kitchen is also on this level with farmhouse-style units, granite worktops, a Belfast sink and space for all the necessary appliances, as well as a large family dining table.

Upstairs on the first floor there are three well-appointed double bedrooms, two of which

benefit from built-in storage. The first floor also has a family bathroom with a modern freestanding bathtub. Further up on the second floor there is a further double bedroom with a stylish en suite shower room.

Outside

The delightful walled garden at the rear of the house features a private patio area for al fresco dining as well as a large area of lawn with an ornamental pond, border shrubs, trees and hedgerows providing a degree of privacy. There is also a shed for garden storage. The property benefits from a detached garage while further parking is available in a shared carpark for an annual charge.

Location

The property is situated in the popular Exeter location, just moments from the city centre. The setting offers easy access to excellent amenities yet is also within easy reach of the countryside surrounding the city. Exeter is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants, plus a choice of supermarkets, including Waitrose. Many primary and secondary schools can be found in Exeter, including Exeter School and The Maynard, whilst Exeter University is recognised as one of the best in the country.

The M5 motorway at Exeter provides links to the A38 to Plymouth or the A30 to Cornwall to the South and Bristol and London to the North and East. There are regular rail services to London Paddington from Exeter in just over two hours. Exeter International Airport provides an ever-increasing number of domestic and international flights.

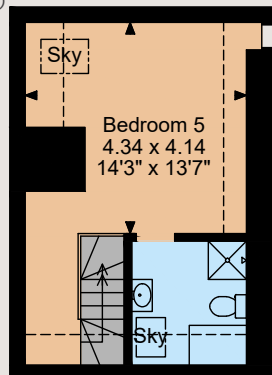
Directions

What3Words///rather.plan.elbow brings you to the property.

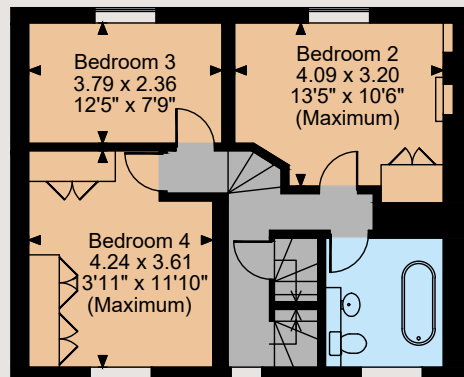




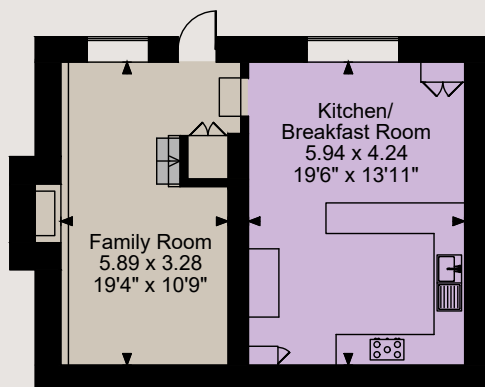
Floorplans
House internal area 1,888 sq ft (175 sq m)
For identification purposes only.



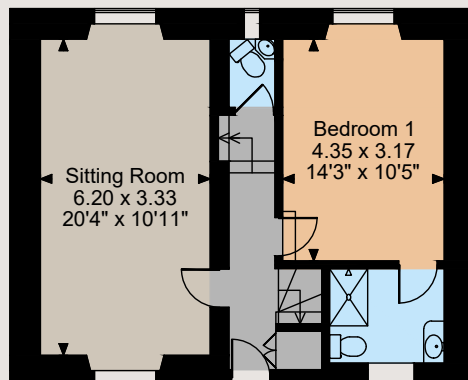
Second Floor



First Floor



Lower Ground Floor



Ground Floor

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

□□□ Denotes restricted head height

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General

Local Authority: Exeter City Council

Services: Mains electricity, gas, water and drainage. **Council Tax:** Band F

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold. Garage leasehold (999 years from 1991). Ground rent charge of £10 per annum.

Agents Note: The kitchen ceiling is low and might not suit those of a height of 6'0 or over. It has been recommended to replace the current render (thought to be a mixture of cement and lime) with a lime render to the three external walls in the near future. Quotes for this are available but the work is estimated to be within the region of £40,000-£60,000.

Guide Price: £675,000

Exeter

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