



**2 LIBRARY COTTAGES  
BARLEY MEWS  
ISLEWORTH ROAD  
EXETER  
EX4 1RG**



**OFFERS IN EXCESS OF £400,000 FREEHOLD**



A rare opportunity to acquire a beautifully presented semi detached home in a little known small gated development convenient to all local amenities including St Davids mainline railway station. Well presented spacious accommodation. Three bedrooms. Luxury first floor modern bathroom. Reception hall. Ground floor shower/wet room. Quality modern kitchen/dining room. Light and spacious sitting room. Gas central/underfloor heating. Double glazing. Private driveway. Enclosed easy to maintain rear garden with garden shed/hobbies room and delightful garden glasshouse. Fine outlook and views over neighbouring area, parts of Exeter including Cathedral and beyond. A stunning home. Viewing highly recommended.

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Composite front door, with inset obscure double glazed panels, leads to:

### **RECEPTION HALL**

A spacious hallway with engineered oak wood flooring incorporating underfloor heating. Stairs rising to first floor. Cloak hanging space. Understair storage cupboard. Thermostat control panel. Door to:

### **KITCHEN/DINING ROOM**

19'0" (5.79m) x 10'0" (3.05m). An impressive quality modern kitchen fitted with an extensive range of matching gloss fronted base, drawer and eye level cupboards. Granite work surfaces with tiled splashback. Four ring electric hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap set within granite work surface. Fitted Neff double oven/grill including warming plate drawer. Integrated dishwasher. Integrated washing machine. Space for upright fridge freezer. Upright larder cupboard. Ample space for table and chairs. Smoke alarm. Inset LED spotlight to ceiling. Engineered oak wood flooring incorporating underfloor heating. Thermostat control panel. Double glazed sash window to front aspect. Glass panelled bi-folding double opening doors lead to:

### **SITTING ROOM**

15'8" (4.78m) x 11'10" (3.61m). A light and spacious room. Engineered oak wood flooring incorporating underfloor heating. Inset LED spotlights to ceiling. Thermostat control panel. Double glazed sash window to rear aspect with outlook over rear garden. Double glazed glass panelled double opening French doors providing access and outlook to rear garden also enjoying fine outlook and views over parts of Exeter and beyond.

From reception hall, door to:

### **SHOWER/WET ROOM**

6'4" (1.93m) x 6'4" (1.93m). A quality modern shower room comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Fitted mains shower unit including separate shower attachment, toughened glass shower screen. Tiled wall surround. Tiled floor. Heated ladder towel rail. Extractor fan. Obscure double glazed sash window to side aspect.

### **FIRST FLOOR LANDING**

Access to roof space. Thermostat control panel. Radiator. Smoke alarm. Double glazed sash window to side aspect. Door to:

### **BEDROOM 1**

16'8" (5.08m) x 10'0" (3.05m). A spacious room. Radiator. Television aerial point. Double glazed sash window to rear aspect offering fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond.

From first floor landing, door to:

### **BEDROOM 2**

14'0" (4.27m) x 10'0" (3.05m). Radiator. Double glazed sash window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

10'4" (3.15m) x 6'4" (1.93m). Radiator. Double glazed sash window to front aspect.

From first floor landing, door to:

### **BATHROOM**

11'2" (3.40m) x 6'4" (1.93m). An impressive luxury bathroom comprising freestanding deep panelled bath with modern style mixer tap including shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Low level WC. Tiled wall surround. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure double glazed sash windows to both side and rear aspects.

### **OUTSIDE**

To the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance. Pathway leads to front door, with courtesy light. To the left side elevation is an attractive block paved private driveway providing parking. Outside light, double power point and water tap.

### **STORAGE SHED**

8'0" (2.44m) x 8'0" (2.44m). With power and light.

Between the driveway and property is a block paved pathway with side gate leading back to the rear garden which is a particular feature of the property consisting of an attractive raised paved patio with:

### **GARDEN SHED/HOBBIES ROOM**

8'0" (2.44m) x 8'0" (2.44m). With power and light. Windows to both side aspects.

From the raised paved patio steps lead to an area of garden laid to decorative stone chippings again for ease of maintenance with feature:

### **GARDEN GLASSHOUSE**

9'0" (2.74m) x 9'0" (2.74m). A lovely garden room with pitched glass roof including roof lantern. Windows and double opening doors providing access and outlook to rear garden.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas (Fully owned solar panel system)

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>  
Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>  
Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>  
Mining: No risk from mining  
Council Tax: Band D (Exeter)

#### DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 3rd exit left into Okehampton Street which then connects to Okehampton Road. At the traffic light/crossroad junction turn left into Buddle Lane then 1st right into Isleworth Road and continue almost to the top of this road and Barley Mews will be found on the left hand side.

#### VIEWING

**Strictly by appointment with the Vendors Agents.**

#### AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

#### REFERENCE

**CDER/0326/9154/AV**



**Ground Floor**

**First Floor**

Total area: approx. 96.8 sq. metres (1042.1 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		