



West of 

Bardon Walk
Exeter £465,000

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Situated in the highly sought after Bishops Court development on the east side of Exeter, this exquisite four bedroom detached home offers the perfect blend of modern living and convenience. Step inside to find spacious, light-filled rooms with quality floor coverings and contemporary bathrooms. The heart of the home features a wonderful kitchen/dining room that seamlessly connects to the garden via bi-fold doors, perfect for entertaining. The property is ideally located with easy access to local amenities and convenient transport links of a local train station and the major road network. This beautiful residence showcases a modern 1930s style and boasts quality finishes throughout so don't miss out on this fantastic opportunity to own a beautifully presented home in a prime location. Contact us today to arrange a viewing!

Beautiful quality detached house | Four bedrooms | Light and spacious living room | Wonderful kitchen/dining room with bi-fold doors opening onto the garden | Modern fitted kitchen | Downstair cloakroom | Master bedroom with en-suite | Level enclosed rear garden | Driveway parking for two vehicles leading to single detached garage | Chain Free



PROPERTY DETAILS

APPROACH

Covered entrance canopy. Composite part glazed front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Attractive traditional style entrance hallway with wonderful polished porcelaine tiled floor. Inset mat. Radiator. Stairs to first floor. Door to understair cupboard. Doors to living room, kitchen/dining room and cloakroom.

CLOAKROOM

Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin with tiled splash back. Radiator. Extractor fan.

LIVING ROOM

16' 1" x 11' 2" (4.9m x 3.4m) Light and spacious living room with large Upvc double glazed window to front aspect. Quality Karndean wood effect flooring. Radiator. TV and telephone points. Feature wood effect panelled wall and fireplace with stone mantle with polished granite inset and hearth, and fitted pebble effect fire.



KITCHEN/DINING ROOM

19' 2" x 12' 4" (5.84m x 3.76m) (plus door recess) Wonderful light and spacious room with matching polished porcelain tiled floor. Upvc double glazed window to rear aspect and outlook over the garden plus large bi-fold doors opening onto the garden. Modern fitted kitchen with excellent range of base, wall, drawer and larder style cupboards in a combination finish of high gloss cream and wood grain effect finishes. Worktop with matching upstands and inset stainless steel sink. Coloured glass effect splash panels. Concealed worktop lighting. Integral appliances featuring; eye-level electric oven, microwave, gas hob with extractor hood over, fridge/freezer and dishwasher. TV point. Modern vertical radiator. Door to useful utility cupboard with space and plumbing for stackable washing machine and dryer.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to light and spacious first floor landing with Upvc double glazed window to side aspect on half landing. Radiator. Door to large airing cupboard complete with boiler, hot water tank and shelf. Doors to bedrooms and bathroom.

BEDROOM 1

12' 7" x 10' 2" (3.84m x 3.1m) Spacious master bedroom with large Upvc double glazed window to front aspect. Radiator. TV and telephone points. Triple sliding mirror doors to built-in wardrobe complete with hanging rails and shelving. Door to en-suite.

ENSUITE

Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and glass sliding door to large tiled shower enclosure with mixer shower. Extractor fan. Quality wood effect Kamdean flooring. Chrome ladder style radiator. Shaver point.

BEDROOM 2

11' 8" x 9' 3" (3.56m x 2.82m) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator. TV point.

BEDROOM 3

9' 6" x 8' 2" (2.9m x 2.49m) Double bedroom with Upvc double glazed window to rear aspect. Radiator.

BEDROOM 4

9' 4" x 8' 7" (2.84m x 2.62m) (max) Further good sized room with Upvc double glazed window to front aspect. Radiator.

BATHROOM

Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and bath with tiled surround, glass shower screen and mixer shower. Quality wood effect Kamdean flooring. Chrome ladder style radiator. Extractor fan.

OUTSIDE

FRONT

Open front garden with flower beds and paved path to front door. Tarmac driveway to side offering parking for 2/3 vehicles leading to detached single garage. Wall mounted electric car charging point.

GARAGE

20' 3" x 11' 3" (6.17m x 3.43m) Up and over door to good sized single detached garage. Light and power.

REAR GARDEN

Good sized walled rear garden with large paved patio area adjoining the rear of the property leading onto a lawned garden area edged with border laid to decorative stone. Outside tap. Gate to side access.

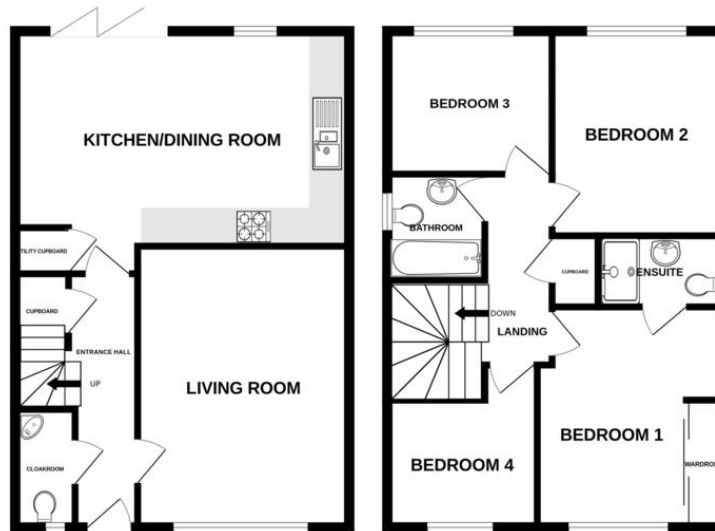
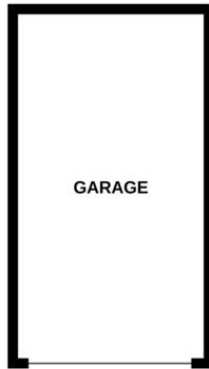
AGENTS NOTES:

The property is Freehold.
Council Tax Band: E - Exeter City Council
Solar panels are privately owned.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	82	83
	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967

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