

STAGS

1, Gras Lawn

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Barrack Road, Exeter, Devon EX2 4RZ

City centre (1.5 miles), RD&E (0.5 miles)

A spacious four-bedroom end-of-terrace townhouse arranged over three floors, offering versatile accommodation and no onward chain, conveniently situated close to Exeter city centre within the popular Gras Lawn.

- No onward chain
- Garage & parking
- Four bedrooms
- West facing garden
- Freehold
- End terrace townhouse
- Three bathrooms
- Kitchen dining room
- Utility room
- Council tax band: E

Guide Price £450,000

SITUATION

The property occupies a convenient position on Barrack Road, providing excellent access to the amenities of Exeter city centre, the Royal Devon University Hospital, local schools and a wide range of shopping, leisure and recreational facilities. Exeter offers a thriving city environment with a rich history, excellent transport links including mainline railway stations, easy access to the M5 motorway and a range of well-regarded educational establishments.

DESCRIPTION

1 Gras Lawn is a well-proportioned end-of-terrace townhouse offering flexible and versatile accommodation arranged over three floors. The property benefits from four bedrooms, three bathrooms, attractive gardens and the advantage of being offered to the market with no onward chain.

The accommodation has been thoughtfully designed to suit a variety of lifestyles, with multiple reception areas and generous bedroom accommodation. The end-of-terrace position provides the added benefit of a side garden area. To the rear, a west-facing garden offers an ideal space for outdoor dining and entertaining.







ACCOMMODATION

The front door opens into a welcoming entrance hallway with stairs rising to the upper floors, a ground floor cloakroom/WC and doors leading to the principal ground floor rooms. To the front of the property is a versatile reception room which could serve as a sitting room, formal dining room, family room or ground floor bedroom if required. Located at the rear of the property is the spacious kitchen/dining room, fitted with a range of units and providing ample space for a dining table and chairs. French doors open directly onto the rear garden, creating an excellent space for everyday living and entertaining. Leading from the kitchen is a particularly useful and generously sized utility/laundry room, fitted with additional units and a secondary sink.

On the first floor is an impressive sitting room positioned at the front of the property. Two large windows allow an abundance of natural light to flood the room, whilst providing ample space for a range of seating and furniture. To the rear is the spacious master bedroom benefitting from wall-to-wall fitted cupboards and its own en-suite shower room. The second floor provides the remaining bedroom accommodation. The second double bedroom is situated at the front of the property and has a good-sized double door cupboard, as well as the benefit of an en-suite shower room. There is a further double bedroom, a family bathroom and a single bedroom which is currently utilised as a home office.

OUTSIDE

To the front of the property is an attractive garden enclosed by hedging, with a pathway and gate leading to the front entrance. A useful external storage cupboard provides practical space for gardening equipment or general storage.

As an end-of-terrace property, the house enjoys an additional side garden area planted with a variety of mature shrubs and established planting.

To the rear is a delightful west-facing garden designed for ease of maintenance, comprising a patio seating area ideal for al fresco dining and entertaining, together with planted borders containing a range of shrubs. A rear gate provides convenient access to the rear of the property. The garage is located to the rear of the property in a nearby block and there is residents parking, providing off road parking.

SERVICES

Utilities: Mains electric, mains gas, mains water, mains drainage, telephone and broadband
Heating: Gas central heating
Tenure: Freehold
EPC: C(72)
Annual communal charge: Circa £713
There is a second phone line wired to the house
Standard, ultrafast and superfast broadband available (Ofcom)
EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom)



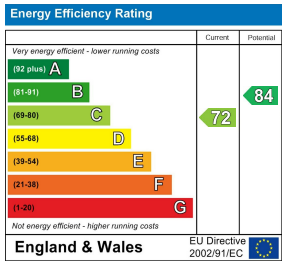




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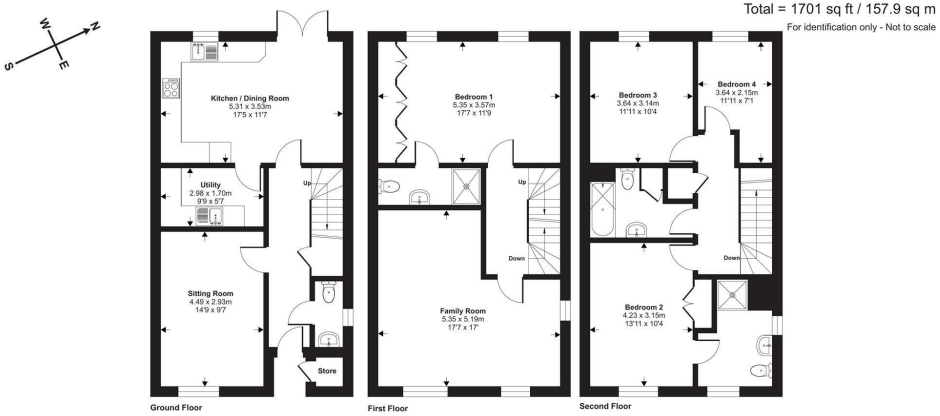


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Approximate Area = 1694 sq ft / 157.3 sq m
Outbuilding = 7 sq ft / 0.6 sq m
Total = 1701 sq ft / 157.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1463206