







Barley Lane
Exeter, Devon EX4 1TD
Guide Price £240,000

4 1 1 EPC

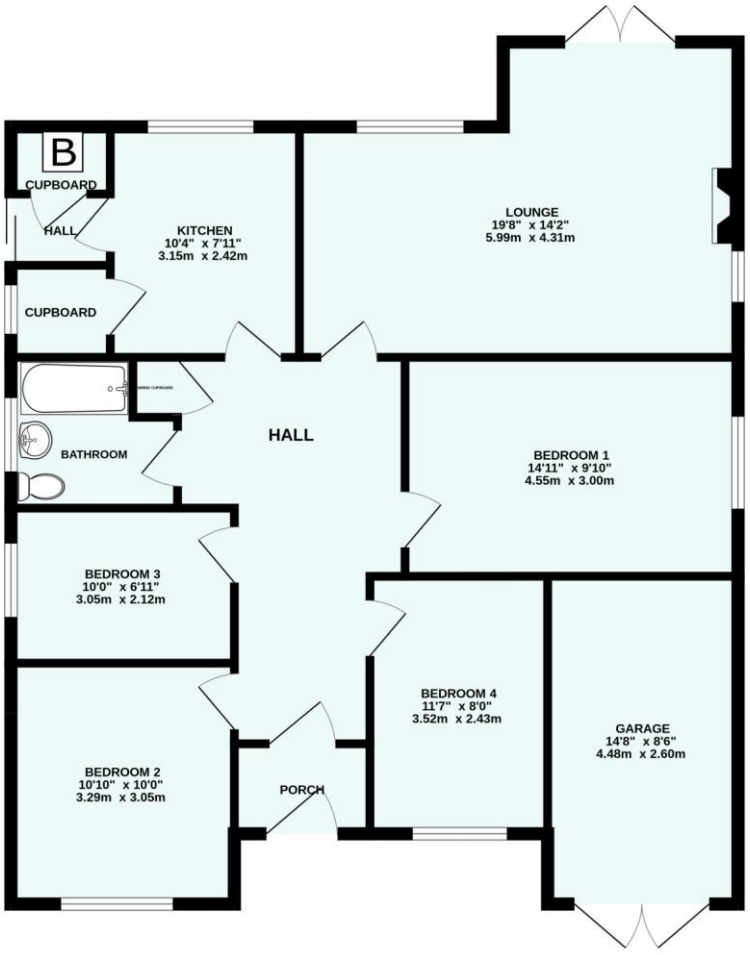
Bradleys ESTATE AGENTS

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FLOOR PLAN

BARLEY LANE, EXETER, DEVON

GROUND FLOOR
1127 sq.ft. (104.7 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

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DESCRIPTION

This property is for sale by traditional online auction, powered by Bamboo Auctions. Place a bid on www.bradleys-online-auctions.co.uk by NOON 11th November 2026.

A fantastic opportunity to acquire this 4 bedroom bungalow on a large plot in the sought after area of Barley Lane.

In need of complete renovation throughout, this property offers and exciting chance to create a wonderful home set on a spacious plot. With large rear gardens, off road parking and amazing views this really is one not to miss.

Early viewing is advised to miss this opportunity.

LOCATION

St Thomas is a popular suburb on the western bank of the River Exe, just a short walk from Exeter city centre via Exe Bridges. It boasts great local amenities—shops, cafés, pubs, parks, and a sports centre with a pool.

Ideal for families, it has four primary schools and the respected Westexe Community College. Commuters benefit from easy access to the M5, A30, A38, and nearby Exeter St Davids station with mainline rail links.

With the historic quayside and city centre close by, St Thomas offers both convenience and a high quality of life.

DIRECTIONS

What3Words: https://what3words.com/soft.tour.glow

MATERIAL INFORMATION

- Tenure: Freehold
- Local Authority: Exeter City Council
- Council Tax Band: E
- Rights and Restrictions: TBC
- Mains: - Water, drainage. electric, gas
- Heating: Gas central heating
- Parking: Driveway, Garage
- Spray foam insulation present in loft
- Additional fees as per the legal pack: The buyer shall pay the sum of £348.28 to cover the cost of searches











Property Fact Sheet Ref:
EXE250055.03 (09.11/26) LR

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IMPORTANT PLEASE READ: These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys Estate Agents are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge of £30 per buyer for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.

Traditional auction

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement. In addition, a non-refundable buyers fee of £6000 or 4.2% + VAT applies, whichever is the greater (in addition to the purchase price) will be charged to the successful bidder payable on the day of the auction on exchange of contracts. The deposit (10% of the purchase price) is to be paid to the vendor's solicitor by 12pm the next business day from the date of the auction/sales memorandum. Completion is to take place within 20 workings days from exchange. Please see the contents of the legal pack for any additional buyer's fees.

* Pricing Information

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Auctions and Bradleys shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

Refreshing the Page - To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.

Disclaimer - These particulars do not form part of any contract or offer. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.