





Baker Street  
Exeter EX2 5EA

for sale guide price  
**£325,000**



## Property Description

**GUIDE PRICE £325,000-£350,000.**

*Step inside to discover a well presented home offering a living room with feature fireplace and electric fire, a spacious kitchen with separate utility and an optional bedroom/dining room space with bay window on the ground floor. On the first floor there are three bedrooms and a modern shower room. Externally the property offers a small courtyard garden to enjoy some afternoon sunshine. Properties on Baker St. can obtain a permit for on road parking.*



## Entrance Porch

Small porch area. Door to Hall.

## Entrance Hall

Wall mounted radiator.

## Living Room

French doors to Utility, fireplace (unused), wall mounted radiator.

## Utility

Door to garden, polycarbonate roof, plumbing and space for appliance.

## Kitchen

Two double glazed side aspect windows, double glazed rear aspect window, wall and base units, work surfaces, electric oven and hob with extractor over, boiler, built-in dish washer, sink unit, wall mounted radiator.

## Dining Room/ Bedroom 4

Double glazed front aspect bay window, coved ceiling, electric fire in fireplace, wall mounted radiator.

## Landing

Airing cupboard.

## Bedroom 1

Large bedroom with two double glazed front aspect windows, alcoves either side of chimney, coving, wall mounted radiator.

## Bedroom 2

Double bedroom with double glazed rear aspect window, alcoves on either side of chimney, coving, wall mounted radiator.

## Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

## Shower Room

Double glazed side aspect obscured window, shower cubicle, vanity sink unit with cupboard below, mirrored cabinet. low level toilet, wall mounted radiator.

## Rear Garden

Courtyard garden with rear gate and walled surround.



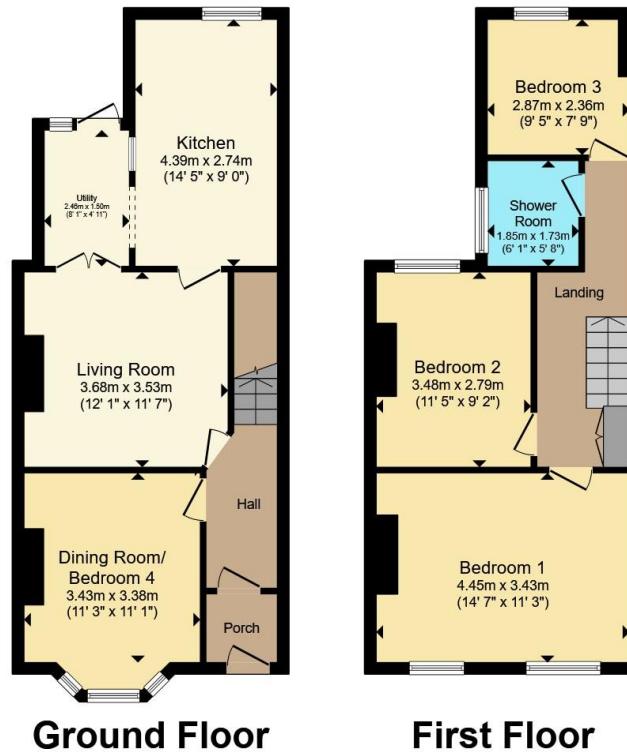












Total floor area 110.0 m<sup>2</sup> (1,184 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: EXR317374 - 0003