

# Connells

Baker Street Exeter

## Baker Street Exeter EX2 5EA





### **Property Description**

An excellent opportunity to acquire this well-presented twobedroom terraced home, ideally positioned within a highly sought-after residential area. This property offers convenient access to a comprehensive range of local amenities, excellent public transport connections, and the Royal Devon and Exeter Hospital. The accommodation is generously proportioned throughout and includes a bright bay-fronted living room, a separate formal dining room, and a modern fitted kitchen, which opens into a practical utility space. This layout provides direct access to the enclosed rear garden, thoughtfully designed with low maintenance in

mind. The first floor comprises two well-sized double bedrooms and a contemporary family bathroom featuring both a separate bathtub and a walk-in shower cubicle.

Externally, the property benefits from a secure, lowmaintenance rear garden, an access point for bins, and a freestanding summerhouse, offering valuable additional storage space. Further features include gas central heating and uPVC double glazing throughout, enhancing energy efficiency and comfort.

This attractive home presents an ideal purchase for professionals, small families, or investors seeking a property in a well-connected and desirable location.

#### **Entrance Hall**

Wall mounted radiator.

#### Living Room

11' 2" max x 10' 6" into bay ( 3.40m max x 3.20m into bay )

Double glazed front aspect bay window, picture rail, ceiling rose, fireplace, wall mounted radiator.

#### **Dining Room**

11' x 11' 1" max ( 3.35m x 3.38m max )

Double glazed door to rear, built-in cupboards, fireplace (capped off), picture rail, under stairs cupboard.

#### **Kitchen**

9' 7" inc utility x 8' 1" ( 2.92m inc utility x 2.46m )

Double glazed side aspect window, wall and base units, work surfaces, electric oven and hob with extractor over, sink unit, tiling, integrated dish washer, spotlights. Utility area with double glazed obscured door to garden, space for fridge freezer, washing machine and tumble dryer.

#### Landing

Storage space and cupboard, loft hatch.

#### Bedroom 1

#### 13' 5" x 10' 6" ( 4.09m x 3.20m )

Two double glazed front aspect windows, two fitted cupboards, ceiling fan, wall mounted radiator.

#### Bedroom 2

9' 4" x 11' 1" ( 2.84m x 3.38m ) Double glazed rear aspect window, wall mounted radiator.

#### Bathroom

Double glazed obscured rear aspect window, bath with hand-held shower, shower cubicle, vanity unit with basin, low level toilet, boiler cupboard, laminate floor, loft hatch, extractor fan.

#### **Rear Garden**

Electric awning, artificial turf, decked area to side, space for bins, power, large summer house.

#### Summer House

7' 6" x 9' 7" ( 2.29m x 2.92m )











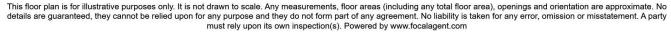






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





To view this property please contact Connells on

T 01392 221 331 E exeter@connells.co.uk

8-9 South Street EXETER EX1 1DZ

EPC Rating: D Council Tax Band: B

Tenure: Freehold







1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

#### See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk