



Baker Street Exeter EX2 5EA



Property Description

An excellent opportunity to acquire this well-presented two-bedroom 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, low-maintenance 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)









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.focalagent.com

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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Property Ref: EXR316664 - 0007