



East of 
ESTATE AGENTS

Baker Street
Exeter £315,000

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This charming Victorian terraced house offers a beautifully presented and characterful home. With its period features and thoughtfully designed living spaces, this property provides a wonderful blend of classic architecture and modern comfort. The private courtyard garden offers a tranquil retreat, while the sought-after location places residents at the heart of a vibrant community with excellent local amenities.

Victorian Mid-Terrace | Three Bedrooms | Open Plan Lounge and Diner | Galley Kitchen | Bathroom | Sun Room | Courtyard Garden |

LOCATION

Situated within the vibrant and popular Heavitree area, the property is part of a dynamic and friendly community. This established neighbourhood offers a perfect blend of residential tranquility with the convenience of city living. The immediate surroundings are well-served by a variety of local businesses and services. Heavitree's main thoroughfare provides everyday essentials, while the nearby parade of shops on Magdalene Road is a well-known hub of independent retailers. This charming street is home to a unique mix of delicatessens, a cheesemonger, a popular coffee shop, and a range of cafes and restaurants, creating a vibrant village atmosphere. The area is also known for its recreational and green spaces, most notably Heavitree Pleasure Ground. This community hub offers a wide array of facilities including open green spaces, a skate park, tennis courts, and a community café, making it a focal point for families and individuals alike. Furthermore, the location provides excellent connectivity to key destinations. Both the Royal Devon and Exeter (RD&E) and Nuffield hospitals are within very close proximity, as is the University of Exeter's St Luke's Campus. Regular bus services offer easy transport links to the city centre and other parts of Exeter, making it a highly convenient and connected place to live.

DESCRIPTION

A welcoming porch opens to a hallway that retains its original corbels, leading the eye towards the elegant



staircase to the first floor. To the right, the open-plan lounge and dining room spans the depth of the house, creating a light and spacious living area. The lounge, positioned at the front of the property, benefits from a large bay window overlooking the street. Neutral grey tones on the walls create a calming atmosphere, and the original checkered tiled hearth remains, a nod to the home's history. The dining area is painted in a similarly neutral palette, with clever built-in cupboards and shelving on either side of the fireplace breast. A glazed door opens from here to a sunroom, allowing natural light to fill the space. The galley kitchen is fitted with wood-effect wall and base units, complemented by a dark marble-effect worktop and cream metro tiles as a splashback. From the kitchen, a small hall leads to the rear garden and a convenient storage cupboard. The downstairs bathroom, also located off this hall, features a white bath with a mixer shower overhead, along with a WC and basin. On the first floor, a spacious landing provides access to all three bedrooms. Bedroom three, with its light grey-painted floorboards and built-in corner wardrobe, overlooks the rear garden. Bedroom two also offers views of the garden, while the generous main bedroom at the front of the house features twin windows overlooking the street and beautiful stripped original floorboards.

GARDEN AND GROUNDS

The private rear courtyard garden is a peaceful haven that captures the afternoon sun. A white-painted brick wall with a dark wood fence topping provides a sense of privacy and seclusion. A gate at the rear provides access to the adjoining service lane.



AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: B

Council: Exeter City Council

Parking: On Street Permit Parking

Garden: Rear Courtyard Garden

Electricity Supply: Mains

Heating: Mains Gas Boiler

Water Supply: Mains

Sewage: Mains

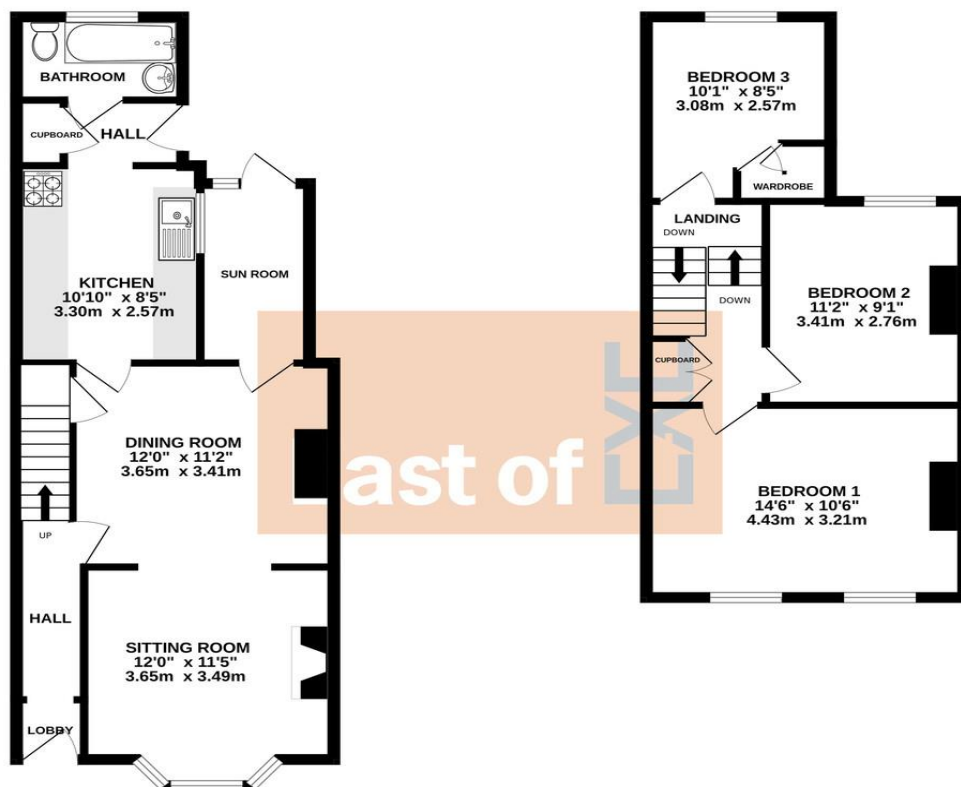
Broadband: Full Fibre Broadband with 1600mbps download and 115 mbps upload

Mobile Signal: Serval networks currently showing as available at the property including EE and Vodafone



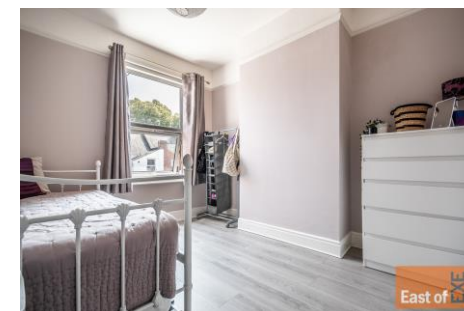
GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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