

An attractive period mid-terraced house, ideally located on the edge of the city of Exeter, offering excellent access to the University, city centre and local Heavitree amenities, the RD&E Hospital and major road links. The property offers spacious accommodation featuring two reception rooms alongside a modern fitted kitchen. Upstairs are two well-proportioned double bedrooms and a full bathroom. To the rear is an enclosed courtyard-style garden with a large summer house and gated access to a communal rear passageway. This property would make a perfect first home or investment property.

**Baker Street**  
Heavitree, Guide Price £290,000

**East of** 



# Baker Street, Heavitree Guide Price £290,000

Attractive period terraced home | Two double bedrooms | Two reception rooms | Modern fitted kitchen | Large modern bathroom | Enclosed courtyard style garden with gated rear access | Large fitted Summer House | Close to city centre, RD&E Hospital and University | Perfect first home or investment property | Short walk to Magdalen Road

## DESCRIPTION

An attractive period mid-terraced residence showcasing appealing period character complemented by thoughtfully presented interiors, including two generous reception rooms and a contemporary fitted kitchen. Upstairs, the accommodation continues with two spacious double bedrooms and a well-appointed family bathroom. Externally, the enclosed courtyard-style garden provides a private outdoor retreat, featuring a substantial summer house and gated access to a communal rear passageway.

## LOCATION

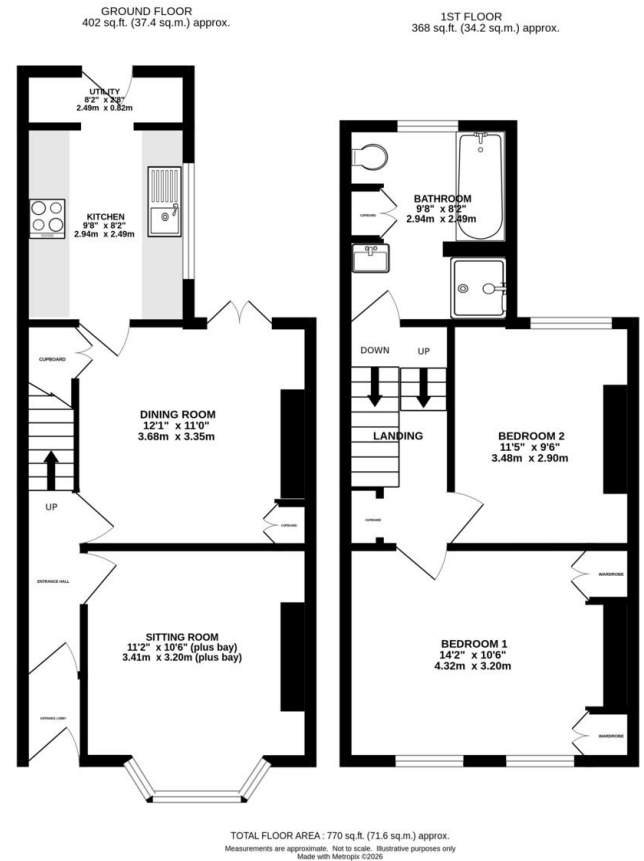
Baker Street is in the highly sought after residential area of St Leonards, widely considered as the most attractive and convenient area of the city, due to its fantastic state and public schools including St Leonards primary, Exeter school, Maynards and Isca academy. Only a short walk to both St Lukes campus and the Royal and Devon Hospital.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

## 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 road - permit parking  
Garden: Rear Garden  
Electricity: Mains  
Heating: Mains - Gas Boiler  
Water supply: Mains  
Sewerage: Mains  
Broadband: Full Fibre Broadband available with up to 1600mbps download and 115mbps upload  
Mobile Signal: Several networks currently showing as available at the property including O2 and Vodafone



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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