



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street - Permit
Required



Courtyard Garden



Council Tax Band: B

£325,000 Freehold

41 Baker Street,
Heavitree, Exeter, EX2 5EA

www.naomijryan.co.uk



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

A beautifully presented Victorian terraced house located on this well-regarded residential road, within walking distance of the Royal Devon & Exeter Hospital. The property occupies a highly convenient position, perfectly situated between the sought after locations of St Leonards & Heavitree. The property offers excellent access to the City Centre, including Magdalen Road, with a wide range of independent shops, cafes, and restaurants. Heavitree Fore Street with its own range of amenities is also within easy reach, as well as Heavitree Park.

The accommodation is light and spacious throughout comprising in brief, entrance hall, open plan living room & dining room, kitchen, lean-to and a bathroom to the ground floor. Three generous bedrooms are located to the first floor and complete the accommodation. Outside the property enjoys a delightful rear courtyard garden offering pedestrian access to a service alley.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend early internal viewing.

MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Mains Gas, Electric, Water & Drainage

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

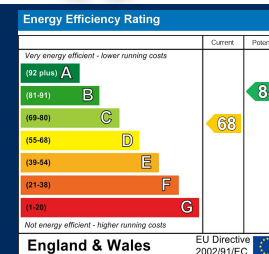
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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