





Terraced House



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Fire



On Street Permit Parking



Enclosed Rear Garden Council Tax Band:



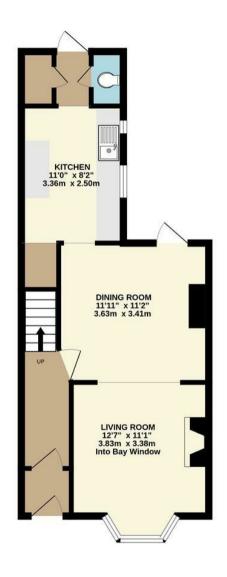
£290,000 Freehold

33 Baker Street,

Heavitree, Exeter, EX2 5EA

GROUND FLOOR

1ST FLOOR











## **SUMMARY**

Being sold with no onward chain is this spacious and well-presented three-bedroom house with a first-floor bathroom. Located on this popular residential road the property is within walking distance of the Royal Devon & Exeter Hospital. 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 range of amenities is also within easy reach, as well as Heavitree Park.

The accommodation comprises entrance porch, hallway, open-plan living/dining room with bay window and gas fire to the living room, kitchen with an under-stairs storage recess, and ground-floor cloakroom. On the first floor are three bedrooms (two doubles) and a first-floor bathroom.

Outside is a delightful courtyard garden with brick-raised borders planted with seasonal flowers. There is a useful brick-built store and a gate providing pedestrian access to the rear.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains water, electricity, gas, and drainage.

Heating: Gas fire in the living room.

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

## 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.









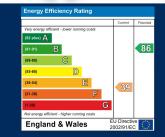








IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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