



naomi j ryan  
estate agents



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

[www.naomijryan.co.uk](http://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.  
Made with Metropix ©2025





## 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.





