



BAKER STREET, EXETER

GUIDE PRICE £325,000 - £350,000





A spacious 2 double bedroom mid terrace house in a sought after street close to hospitals and Heavitree shops. This well appointed property comes with a modern kitchen and large modern bathroom on the first floor, feature wood burner and traditional fire places throughout the property, gas central heating, uPVC Double glazing and a sizeable courtyard garden with rear access opening onto a rear service lane.

Baker Street is a very desirable residential street traditionally very popular with first time buyers/professionals seeking to live within easy walking or cycling distance of their work place whether at the hospitals, local state and private schools or in the city centre. The property will also appeal to the discerning landlord seeking a very well placed property for the rental market. Baker Street also has the added attraction of being within easy reach of Exeter Business Park at Sowton, Devon & Cornwall Police Headquarters at Middlemoor and main transport routes, most notably the M5, A30 & A38.

Strong interest anticipated and early viewings are highly recommended.



ENTRANCE VESTIBULE Wooden panel front door leading to internal wooden glazed door. Wooden flooring.

ENTRANCE HALL Radiator. Wooden flooring. Stairs rising to first floor. Door to...

LOUNGE Feature wood burner fire place. Radiator. Wooden flooring. Bay window to front aspect with outlook across the surrounding neighbourhood.

DINING AREA Radiator and feature fireplace. uPVC glazed window allowing light from rear garden. Under stairs storage cupboard. Door to..



KITCHEN A modern kitchen fitted with a range of matching style base, drawer and wall cupboard units. Single drainer stainless steel sink unit with mixer tap. Built-in fan assisted oven and grill with four burner gas hob and extractor unit over. Wooden work surface areas with glass splash back. Below counter appliance space and plumbing for an automatic washing machine. Built-in fridge and separate freezer. Radiator. Two windows to rear aspect. Laminate flooring. Part glazed door with cat flap rear garden.



ON THE FIRST FLOOR Built-in floor to ceiling storage cupboard. Access to roof space. Doors to..

BEDROOM ONE Radiator. Alcoves storage and shelving either side of chimney breast. Feature fireplace. Two windows to front aspect with pleasant outlook across the surrounding neighbourhood.

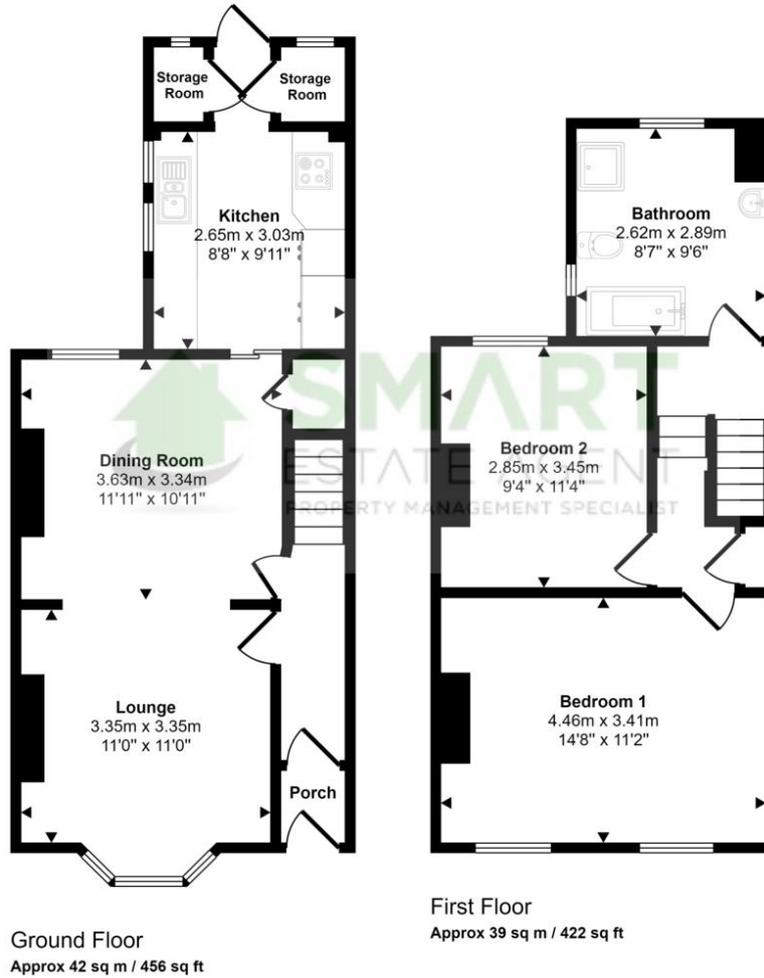


BEDROOM TWO Radiator. Alcoves storage and shelving either side of chimney breast. Feature fireplace. Large window to rear garden aspect.

BATHROOM An extra large bathroom fitted with a modern four piece suite. Wooden panel bath and mixer tap. Pedestal wash hand basin with mixer tap. Large corner shower enclosure, wall-mounted shower unit with curved glass shower screen. Close coupled WC. Feature fireplace. Two windows with aspect to rear garden.



Approx Gross Internal Area
82 sq m / 878 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		