



East of 
ESTATE AGENTS

Baker Street
Exeter £295,000

East &
West of 

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A charming two-bedroom period home offered with no onward chain, combining character, generous accommodation and practical living space. Featuring a bright sitting room with bay windows and wood-burning stove, separate dining room, fitted kitchen, conservatory and courtyard garden, this is an ideal home in a convenient Exeter location.

Mid Terrace | Two Bedrooms | Bright Sitting Room |
Spacious Dining Room | Kitchen | Conservatory |
Family Bathroom | No Onward Chain |

DESCRIPTION

Offered to the market with no onward chain, this charming two-bedroom period home combines generous accommodation with a wealth of character and practical living space. From the moment you enter, the property offers a warm and welcoming feel, with well-proportioned rooms arranged over two floors.

The light and spacious sitting room is positioned at the front of the property and benefits from attractive bay windows, allowing plenty of natural light to fill the room. A wood-burning stove creates a cosy focal point, adding to the character and appeal of this inviting space.

Leading from the sitting room is a generous dining room, providing plenty of room for a dining table and chairs and making an excellent space for entertaining family and friends. From here, there is access through to the fitted kitchen, which offers a good range of wall and base units, shelving and useful storage.

The dining room also provides access to a conservatory, which in turn leads out to the garden. This versatile space could be utilised as additional storage or adapted to suit the needs of the new owner.

Upstairs, the property offers two generous double bedrooms, both benefiting from built-in wardrobes and



providing excellent storage. Completing the first floor is a spacious contemporary bathroom, fitted with a bath and rainfall shower over, along with the usual suite. Outside, the property enjoys a charming courtyard garden, providing a pleasant and private space to relax, enjoy alfresco dining or entertain during the warmer months. A useful garden shed provides additional storage, while rear access adds further convenience.

LOCATION

Baker Street is a popular residential road in Exeter, ideally positioned for convenient access to the city centre and a wide range of local amenities. The property is within easy reach of Magdalen Road, offering a selection of independent shops, cafés and everyday conveniences, while the nearby Royal Devon & Exeter Hospital is also easily accessible.

Excellent transport links make the area particularly appealing for commuters, with regular bus services nearby and Polsloe Bridge railway station within easy reach. Exeter city centre is also readily accessible, providing an extensive range of shops, restaurants, leisure facilities and cultural attractions.

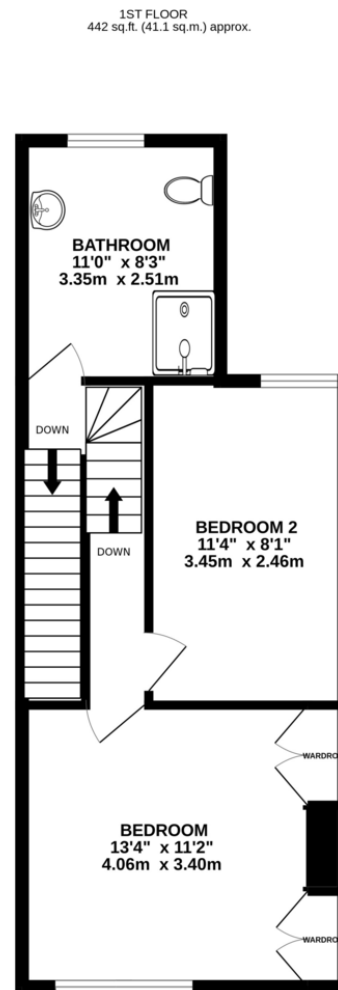
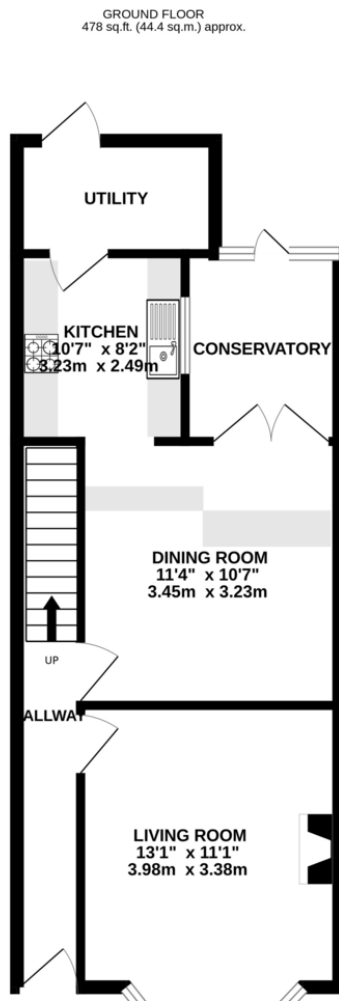
The property therefore offers a convenient balance of city living, local amenities and excellent connectivity, making it an attractive location for professionals, couples and families alike.

AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold
Council Tax Band: B
Council: Exeter District Council
Parking: Permit Parking
Garden: Enclosed Rear Garden
Electricity: Mains
Gas: Mains
Heating: Gas Central Heating
Water supply: Mains
Sewerage: Public
Broadband: Full Fibre Broadband Available With Up to 1600mbps download and 115 mbps upload
Mobile Signal: Several networks currently showing as available at the property including EE & 3





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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