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12 Baker Street, Exeter, Devon, EX2 5EA



SOUTHGATE
ESTATES

£350,000

Guide Price





12 Baker Street, Exeter, Devon

A beautifully presented two bedroom terraced home situated in the convenient location of Baker Street, Exeter. The property has been thoughtfully updated by the current vendors to a high standard throughout, with particular emphasis on the extended kitchen breakfast room, creating a stylish and practical space ideally suited to modern lifestyles. The accommodation briefly comprises an entrance vestibule and hallway, living room, dining room and kitchen to the ground floor, with two double bedrooms and a spacious bathroom to the first floor, while to the rear is an enclosed, landscaped garden providing an attractive and low-maintenance outdoor space.



The property occupies a popular residential location within close proximity to a wide range of local amenities, including independent shops, cafés and well-regarded schools. Exeter's city centre is within easy reach, offering an excellent selection of retail, dining and leisure facilities, along with mainline rail links. The Royal Devon and Exeter Hospital is also nearby, making the property particularly appealing for healthcare professionals or those seeking convenient access to major employment hubs.

Additionally, the current vendors have a certificate of lawfulness for a loft conversion with planning drawings for a 3rd bedroom and en-suite.



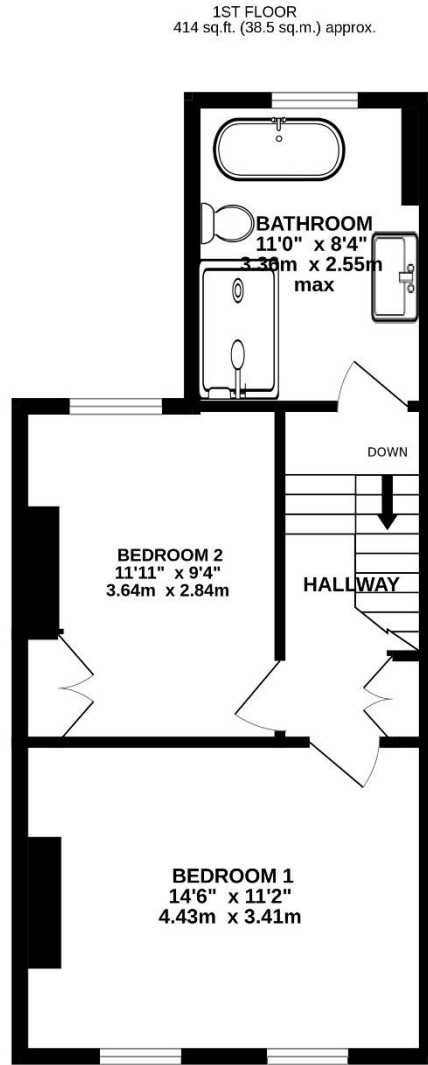
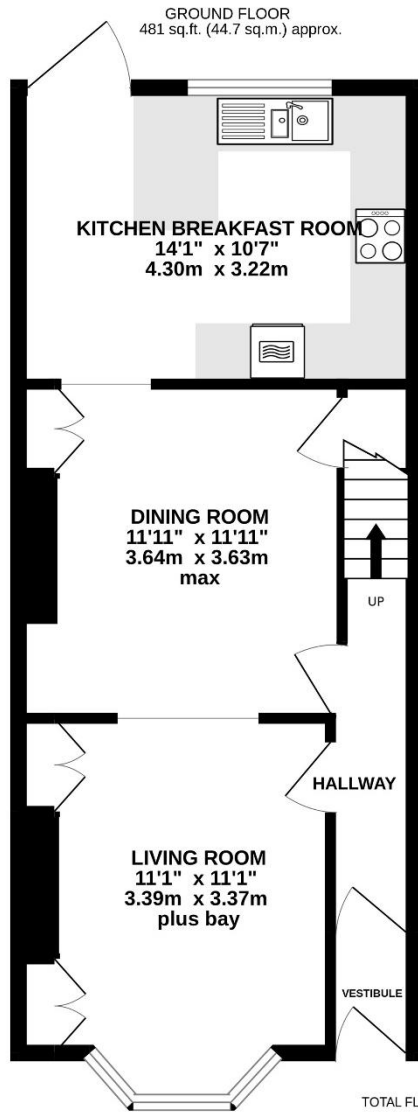
Accommodation The front door opens into an entrance vestibule, leading through to a welcoming hallway which provides access to the principal ground floor accommodation, and stairs rising to the first floor. To the front of the property, the living room is a charming and well-proportioned space, featuring a bay window that allows for plenty of natural light, alongside an attractive cast-iron fireplace which forms a central focal point. An archway leads through to the dining room, offering a versatile reception area with space for a dining table and additional furnishings, as well as useful under stairs storage. To the rear, the extended kitchen breakfast room is a standout feature of the property, having been fitted with a range of modern units complemented by granite worktops. The space is both functional and stylish, with direct access out to the garden. Integrated appliances include an eye-level oven with microwave above, a separate electric hob with extractor hood, a fridge freezer and a dishwasher, along with space for a washing machine. On the first floor, there are two well-proportioned double bedrooms. The principal bedroom is particularly impressive, benefiting from two windows to the front aspect which enhance the sense of space and light. The second bedroom is a further double bedroom which overlooks the rear garden and includes a useful built-in cupboard. The bathroom is generously sized and fitted with a modern suite, comprising a slipper bath, a separate shower cubicle, a WC and a large wash basin with vanity unit below, with a frosted window to the rear providing natural light.

Outside The rear garden has been thoughtfully landscaped to create an attractive and well-arranged outdoor space, with a paved patio area ideal for seating and entertaining, complemented by raised planted borders filled with a variety of established shrubs and flowers. A gravelled section provides additional usable space, while the surrounding boundaries offer a good degree of privacy, making this a pleasant and inviting area to enjoy throughout the year.

Property Information Tenure: Freehold. Council tax band: B.

- *2 Double Bedrooms*
- *Beautifully-Presented*
- *Terraced House*
- *Landscaped Garden*
- *Extended Kitchen*
- *Popular Location*





TOTAL FLOOR AREA : 895 sq.ft. (83.2 sq.m.) approx.

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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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