



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Heating: Gas



Parking: Permit



Garden: Yes



Council Tax Band: B

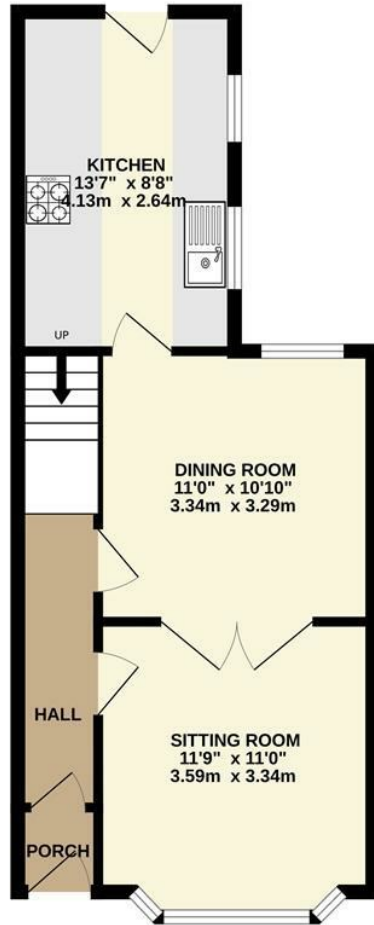
£1,350 Per Month

Baker Street,

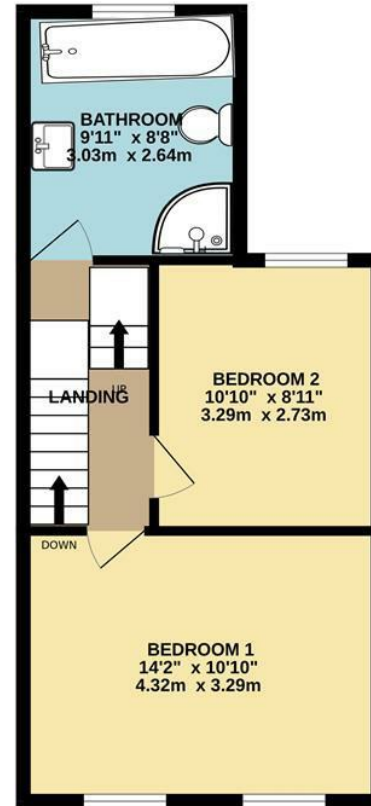
, Exeter, EX2 5EA

www.naomijryan.co.uk

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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SUMMARY

Nestled in the charming area of Baker Street, Exeter, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and stylish home. Lovingly furnished and decorated by the owner, the property is offered on a furnished basis, ensuring a warm and inviting atmosphere from the moment you step inside.

The house boasts two reception rooms, providing ample space for relaxation and entertaining. The sitting room is perfect for unwinding after a long day, while the separate dining room offers an ideal setting for family meals or gatherings with friends. Decorative fireplaces add a touch of character and charm to these living spaces.

The property features two double bedrooms, and the impressive bathroom has a spacious layout with a corner shower and a separate bath, perfect for those who enjoy a long soak.

The kitchen is designed with functionality in mind, providing a spacious area for cooking and meal preparation. Additionally, the pretty courtyard garden offers a lovely outdoor space to enjoy the fresh air, making it an ideal spot for morning coffee or evening relaxation.

Situated on a quiet side road, the property benefits from permit parking, adding to the convenience of this lovely home. Its prime location is also in close proximity to the Royal Devon and Exeter Hospital, making it an excellent choice for healthcare professionals or anyone seeking easy access to local amenities.

This superb property will be available from June 2026, presenting a wonderful opportunity to secure a charming home in a desirable area.

Holding Deposit £311.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



BRITISH PROPERTY AWARDS
2021
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2024
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER

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.