



Connells

Baker Street
Exeter

Property Description



ASKING PRICE £350,000. Step inside to discover a well presented home offering a living room with feature fireplace and electric fire, a Sunroom adjoining the living space to the garden and a modern kitchen with utility room. The ground floor also offers an optional dining/bedroom 3. Rising upstairs there is a modern family bathroom with freestanding bath and walk in shower. Two double bedrooms complete the first floor. Outside, an easy maintenance garden offers a patio area and a lawn space with small garden storage and a rear gated access. Properties along Baker St. can obtain permit parking for the road.

Entrance Porch

Door to Hall.

Entrance Hall

Doors to Dining Room/Bedroom 3 and Living Room.

Living Room

Fireplace with electric fire, under stairs storage, wall mounted radiator.

Dining Room/ Bedroom 3

Double glazed front aspect bay window, feature fireplace, wall mounted radiator.

Kitchen

Under stairs pantry, boiler, electric oven, gas hob and extractor over, space for fridge freezer and dish washer, sink unit.

Conservatory

French doors to garden, open window to Kitchen, glass roof.

Utility Area

Door to rear, double glazed rear and side window, low level toilet, wash hand basin, wall mounted radiator.

Landing

Split level to bathroom, up to bedrooms.

Bedroom 1

Two double glazed front aspect windows, feature fireplace, built-in wardrobe, picture rail, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, feature fireplace, picture rail, wall mounted radiator.

Bathroom

Double glazed rear aspect window, large mains shower, free standing bath, low level toilet, wash hand basin, heated towel rail.

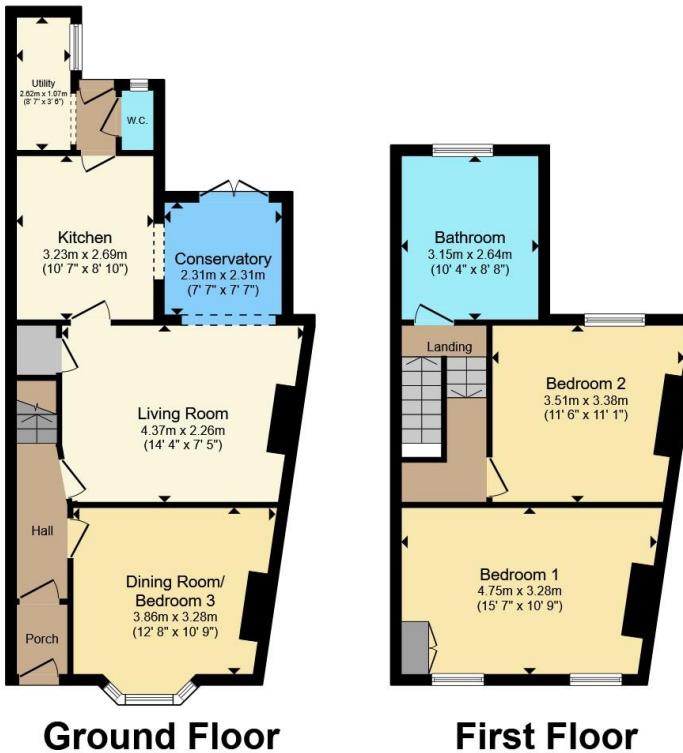
Rear Garden

Lawn area, sitting area, gated rear access, walled.









Total floor area 99.9 m² (1,076 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317372



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR317372 - 0003