



East of 
ESTATE AGENTS

Baker Street
Exeter £290,000

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Delightful mid-terrace property located on the edge of Heavitree with easy walking access to Heavitree town, to the city centre and just a stones throw from the Royal Devon and Exeter Hospital and Nuffield Hospital. This charming Victorian property offers two reception rooms and kitchen on the ground floor with two bedrooms and family bathroom on the first floor. Out to the rear is south-west facing courtyard garden with access to a vehicular access lane

Victorian Terrace | Two Bedrooms

| Front Lounge | Dining Room | Kitchen

| Family Bathroom | Downstairs W.C

| Courtyard Garden | No Onward Chain

ENTRANCE HALL

The property is accessed off the street with a lobby opening into the hallway with stairs to the first floor and door into the dining room.

LOUNGE 3.78m by 3.35m

A pair of glass sliding doors open into the lounge located to the front of the property with a bay window opening out onto the street. A coal effect fire sits on a tiled hearth with wooden mantle above and wooden shelving units have been built into the chimney breast recesses.

DINING ROOM 3.54m by 3.36m

Located to the centre of the property, the dining room open plans into the lounge with the sliding doors creating one large room. A



character fire place with decorative tiled arch and mantle creates a lovely focal point, and a large wooden cupboard built into the chimney breast along with the under-stairs cupboard provides ample storage.

KITCHEN 2.99m by 2.67m

The kitchen to the rear has been fitted with a range of white wall and base units topped with a marble effect white worktop with double drainer sink and finished with yellow wall tiles. A glass door leads to a downstairs W.C and storage cupboard with door access to the rear garden.

FAMILY BATHROOM 2.96m by 2.61m

The family bathroom has been fitted with a white matching suite with separate bath and shower cubicle and the walls have been finished with a range of decorative white and green wall tiles and accompanying wall paper.

BEDROOM TWO 3.38m by 2.74m

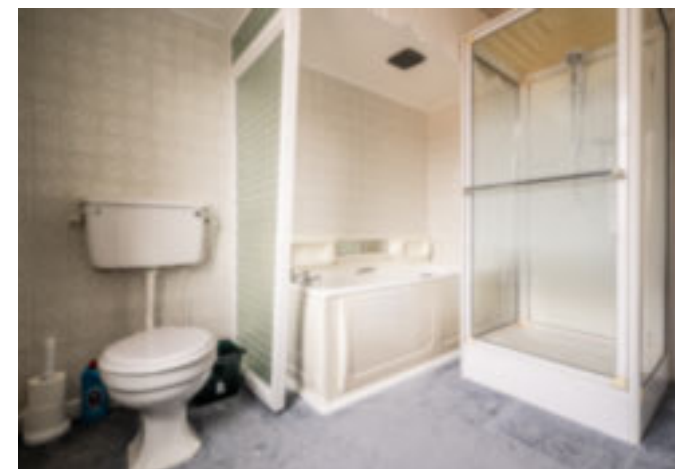
Bedroom two offers space for a double bed and has a south-west facing rear window overlooking the garden.

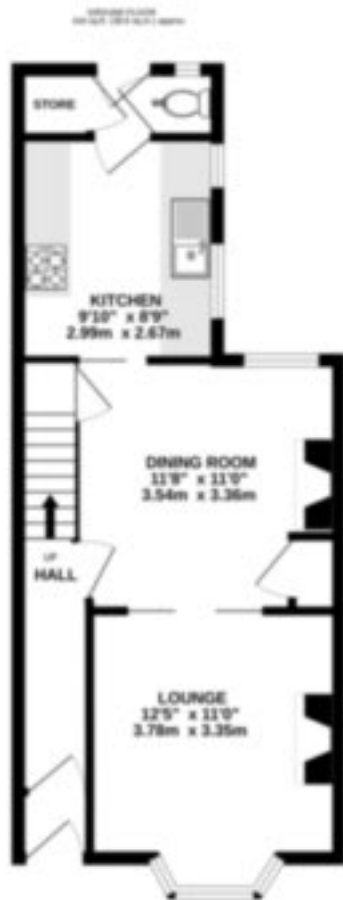
BEDROOM ONE 4.41m by 3.30m

A spacious room to the front of the property with built-in wardrobes to the corner and around the chimney breast.

COURTYARD GARDEN

The south-west facing rear courtyard garden has a shed located to the corner and a wooden gate that opens onto the rear vehicle lane that run along the back of the terrace.





TOTAL FLOOR AREA: 806 sq. ft. (74.9 sq. m.) approx.
 Measurements are approximate. Not to scale. Illustration purposes only.
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East of **EXE**

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.