

BAKER STREET, EXETER, EX2 5EA

GUIDE PRICE £350,000 - £375,000



SMART
ESTATE AGENT
PROPERTY MANAGEMENT SPECIALIST

BAKER STREET, EXETER

A spacious 3 double bedroom mid terrace house in a sought after street close to hospitals and Heavitree shops. This well appointed property comes with an open plan living room which an amazing feature wood burner, this room continues through to the dining room, modern kitchen with an extended utility space.

On the first floor is 3 double bedrooms and a modern family bathroom.

Property has gas central heating, uPVC Double glazing throughout and a sizeable courtyard garden with rear access opening onto a rear service lane.

Baker Street is a very desirable residential street traditionally very popular with first time buyers/professionals seeking to live within easy walking or cycling distance of their work place whether at the hospitals, local state and private schools or in the city centre. The property will also appeal to the discerning landlord seeking a very well placed property for the rental market. Baker Street also has the added attraction of being within easy reach of Exeter Business Park at Sowton, Devon & Cornwall Police Headquarters at Middlemoor and main transport routes, most notably the M5, A.30 & A.38.



LOUNGE Feature wood burner fire place. Radiator. Wooden flooring. Bay window with seat to front aspect with outlook across the surrounding neighbourhood.

DINING ROOM Radiator. Open section allowing light from Utility space / rear garden. Under stairs storage cupboard & air ventilation cover. Door to..

KITCHEN A modern kitchen fitted with a range of matching style base, drawer and wall cupboard units. Single drainer stainless steel sink unit with stylish mixer tap. Built-in fan assisted double oven and with four burner gas hob and extractor unit over. Tiled splash back throughout the kitchen space. Below counter appliance space for dishwasher & space for standing fridge / freezer. Laminate flooring. Part glazed door to rear garden and storage space and downstairs WC.

UTILITY ROOM Adjacent to the kitchen is a spacious utility room, providing a breakfast bar style area and also gives ample space for washing machine & dryer. Open window through to dining room and also large UPVC window overlooking the rear garden. Radiator.

BEDROOM ONE Very large double bedroom. Two windows to front aspect with pleasant outlook across the surrounding neighbourhood. Radiator. Vinyl flooring.

BEDROOM TWO Another double bedroom. Large window to rear aspect. Radiator. Vinyl flooring.

BEDROOM THREE Small double bedroom with large window overlook the rear of the property. Radiator.



FAMILY BATHROOM The family bathroom has been fitted with a white matching three piece suite with bath with shower over, hand wash basin and WC. White & grey tiled throughout. Heated towel rail. Window to the side.

REAR GARDEN The property comes with a sizeable courtyard style garden. Laid with patio tiles providing a dining space leading to a laid lawn area. Rear access gate opening onto the service lane.

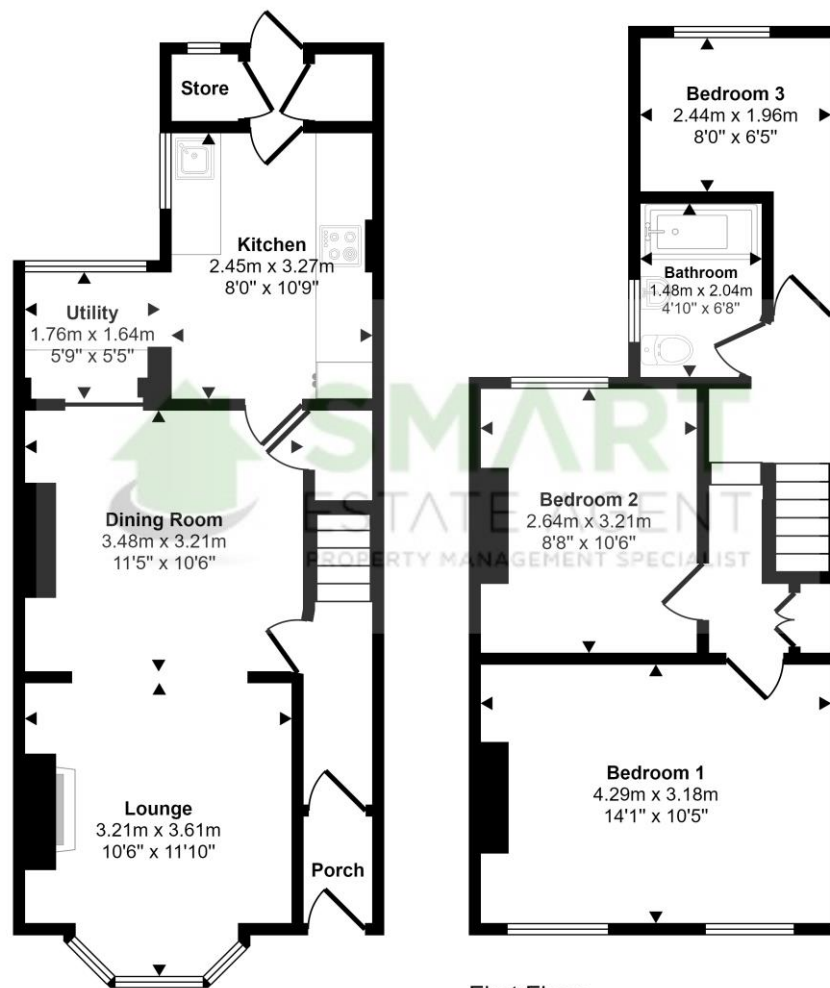






Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
81 sq m / 874 sq ft



Ground Floor
Approx 42 sq m / 455 sq ft

First Floor
Approx 39 sq m / 419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.