



Baker Street, Heavitree, EX2 5EA

Located in a much sought-after area and within easy proximity to the RD&E, this three bedroom Victorian mid-terrace house is presented in a beautiful condition and boasts many of the original features and charm you would expect from a property of this era. Within minutes walking distance to the local amenities of Magdalen Road and Heavitree, the RD&E and Nuffield hospitals this property has much to offer.

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Description....

A lovely home with a welcoming living room, complete with wood burner, offering plenty of room to relax and entertain. Glazed double doors take you to the dining room and in turn the spacious kitchen, well equipped, with plenty of modern units and space for appliances. There is also a modern family bathroom.

On the first floor the main bedroom is spacious and airy, while the two other bedrooms are also generously sized and offer plenty of natural light. Heading outside, you will find a pretty garden with lawn and a pergola.

The Property

Wooden front door to....

Entrance Vestibule:

Part glazed inner door with coloured window light over to

Entrance Hall: Stairs rising to the first floor. Radiator. Wood flooring. Multi glazed doors to....

Sitting room: UPVC double glazed bay window with aspect to the front. Period coved ceiling. Radiator. Inset fireplace with surround and mantle. Inset cast iron wood burner. Slate hearth. Built-in cupboard to recess.

Dining room: Window to kitchen. Radiator, Understairs storage cupboard. Built-in cupboard to recess with display shelving over. Further fitted shelving. Wood flooring.

Kitchen: Fitted with a range of modern matching wall mounted and base units with dark grey/black marble effect vinyl, roll edge worktops over. Glass upstands. Inset single drainer, one and a half bowl. stainless steel sink unit with chrome mixer tap over. Five burner stainless steel range cooker with hood over and glass splashback. Space and plumbing for washing machine space and dishwasher. Further appliance space. Wood flooring. Wall mounted gas fired boiler. Radiator. UPVC double glazed doors to the rear garden.

Bathroom: Fitted with a modern matching three piece white suite comprising low level close couple WC. Pedestal wash basin. Panelled bath with chrome shower over and fitted shower screen. Fully tiled walls, UPVC double glazed window. Radiator.

First floor landing:

Hatch to loft space. Doors to

Bedroom one: Two UPVC double glazed windows with aspect to the front. Radiator. Built-in wardrobes with storage over to either recess. Wood flooring.

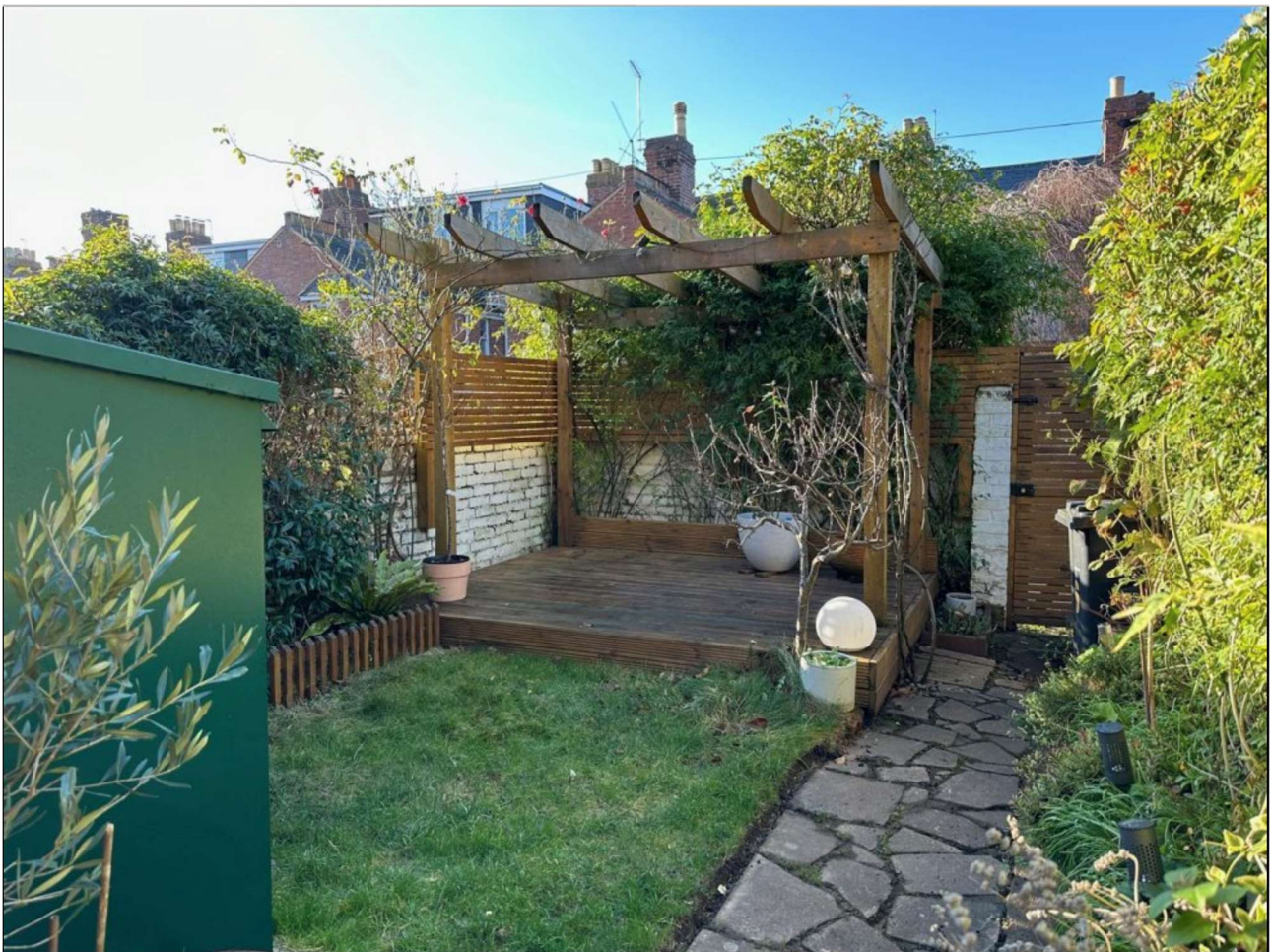
Bedroom two: Two UPVC double glazed windows with aspect to the rear. Radiator. Fitted shelving to recess

Bedroom three:

UPVC double glazed window with aspect to the rear. Fitted shelving. Radiator. Wood flooring.

Outside:

To the rear of the property is a pretty garden with lawn, established plants, decked area with a Pergola over. Gate to the rear access.

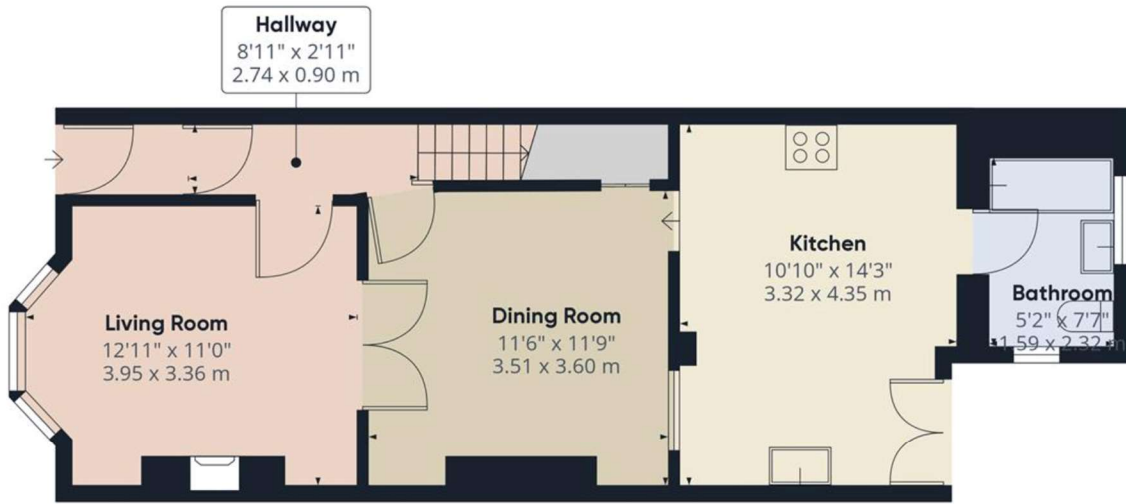


At a glance....

Spacious Three Bedroom Mid-Terrace House
Sitting Room with Wood Burner
Dining Room
Kitchen
Family Bathroom
Lovely Garden with Rear Gate Access
Great Location

PROPERTY INFORMATION:

Freehold
Council tax Band:
Mains electric, gas, water and drainage.



Floor 0



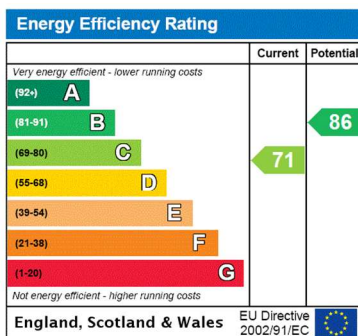
Floor 1

Approximate total area¹⁰
899.9 ft²
83.6 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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