



Baker Street, Exeter, EX2 5EA

£285,000

Delightful mid-terrace property located in the popular road of Baker Street on the edge of Heavitree with easy walking access to Heavitree town, the very popular Magdalen Road with its popular shops and restaurants and close to the city centre.

**Winkworth**

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## Description....

Just a stones throw from the Royal Devon and Exeter Hospital and Nuffield Hospital, Exeter School and The Maynard School and St Lukes Campus. This charming Victorian property has been in the same family for many years and offers two reception rooms, kitchen and downstairs cloakroom 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.

## The Property

**Entrance Hall:** The property is accessed off the street with lobby opening into the hallway with stairs to the first floor with access to the sitting room, dining room and kitchen.

**Sitting Room:** A good sized room accessed from the dining room, glass sliding doors opening into the sitting room with bay window to the front aspect. Coal effect fire with wooden mantle and tiled hearth, bespoke fitted shelving units.

**Dining Room:** Another good sized room, the large sliding doors between the dining room and sitting room which can be opened to create one large reception room. Feature fireplace and large cupboards and under stairs storage. Window to the rear aspect.

**Kitchen:** A selection of wall and base units with worktop, stainless steel sink with taps. Stand alone cooker with extractor over. Door giving access to downstairs cloakroom with WC, storage cupboard and access to the rear patio garden.

**Family Bathroom:** A white suite with panelled bath and separate shower, low level WC and pedestal wash hand basin.

**Bedroom One:** A spacious double room with built in wardrobes and dressing table. Windows to the front aspect.

**Bedroom Two:** Another double bedroom with window overlooking the rear garden.

## Outside:

A low maintenance south-west facing rear courtyard gardens with shed, a very useful wooden rear gate with direct access to the rear vehicle lane, perfect for bikes.

Baker street is in a highly sought after residential area of Heavitree, a very popular area due to its fantastic state and public schools including St Leonards Primary School, Exeter School, The Maynard School and Isca Academy. Only a short walk to both St Lukes campus and the Royal Devon and Exeter Hospital.



## At a Glance....

Victorian Terrace  
Two Bedrooms  
Two Reception Rooms  
Kitchen  
Bathroom  
Downstairs Cloakroom  
Courtyard Garden with Rear Access  
In Need of Some Modernisation  
Parking Permit Available  
NO CHAIN

## PROPERTY INFORMATION:

Freehold  
Council Tax Band: B  
Mains Electric, Water and Drainage

Mains gas to house is currently disconnected.

Mobile signal: Several mobile networks currently showing as available at the property.

Broadband: Ultra Fast Full Fibre Broadband , download speed – 1800 Mbps. available.



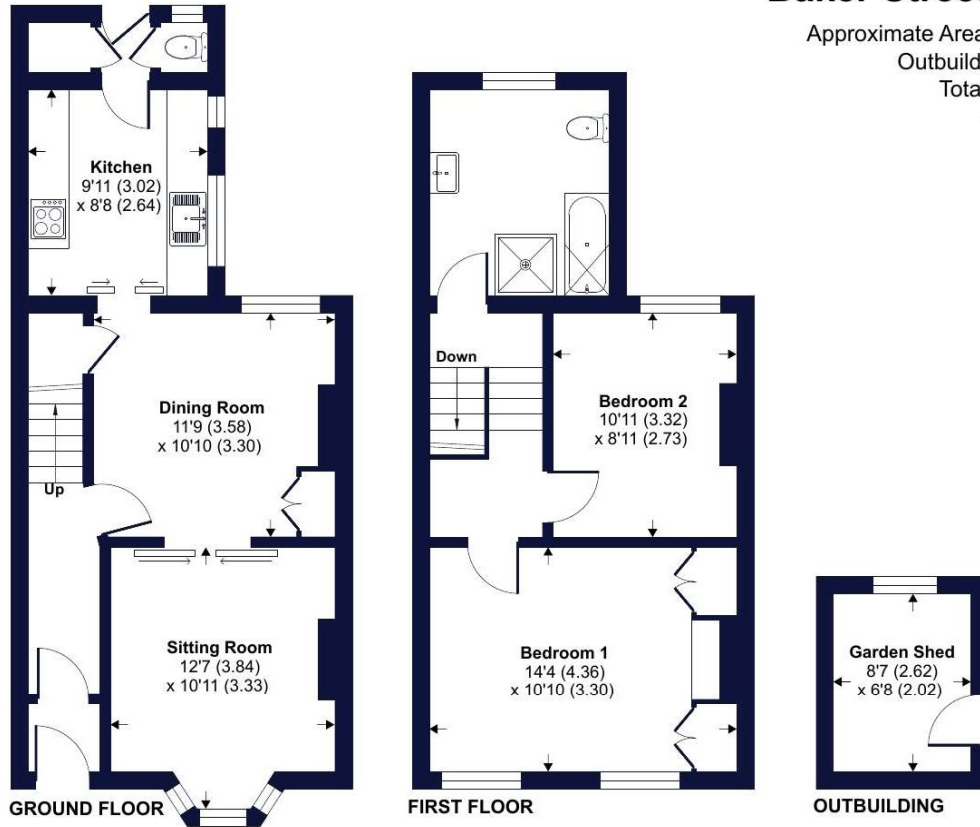
# Baker Street, Exeter, EX2

Approximate Area = 876 sq ft / 81.3 sq m

Outbuilding = 57 sq ft / 5.2 sq m

Total = 933 sq ft / 86.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1153752



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>24</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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