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37 Baker Street, Exeter, Devon, EX2 5EA



SOUTHGATE
ESTATES

£320,000





37 Baker Street, Exeter

This spacious two bedroom terraced house is situated in the highly popular area of Heavitree within close proximity of local schools, GP surgeries and Heavitree's many shops and other amenities. The property itself is also only a short distance from the RD&E Hospital, Magdalen Road shops and Exeter School. There is also access to a regular bus service to the city centre nearby.

The internal accommodation is well proportioned and comprises a hallway, an open-plan lounge and dining room and a modern kitchen on the ground floor. Upstairs, there is a modern bathroom as well as two bedrooms. Externally, there is a low-maintenance garden at the rear of the property and residents' permit parking on the street. With its fantastic location, beautiful presentation and character features, this property presents an opportunity not to be missed and further viewing is highly advised.

Entrance Hallway A uPVC double glazed front door opens to the hallway with space for hanging coats and a gas central heating radiator. The space is open plan to the living dining room.

Living Dining Room 22' 1" x 12' 0" (6.73m x 3.66m) plus bay The dining area features a uPVC double glazed bay window to the front aspect and shelving into the alcoves. The lounge area has fitted shelving into the alcove, a gas central heating radiator and a uPVC double glazed window to the rear aspect. Stairs, with storage under, lead to a split level first floor landing.

Kitchen 13' 12" x 8' 2" (4.26m x 2.48m) Comprising a range of matching wall and base units with roll edged work tops. a 1.5 stainless steel bowl sink with drainer, inset electric hob with extractor over and built-in electric oven and part tiled walls. There is a wall mounted gas central heating boiler, and space is provided for a washing machine, a fridge freezer, and there is an integrated dishwasher. A uPVC double glazed window looks to the rear aspect, and uPVC double glazed doors open to the side aspect giving access to the rear garden.





Stairs and Landing Stairs with painted wood bannister lead to a half landing with a door to the bathroom. A few more stairs lead to the landing with a fitted cupboard and gas central heating radiator. Loft access is via a ceiling hatch.

Bedroom 1 14' 7" x 10' 6 (4.45m x 3.21m) max A spacious double room with two uPVC double glazed windows to the front aspect and a gas central heating radiator.

Bedroom 2 11' 2" x 9' 4 (3.41m x 2.84m) max A second double bedroom with a uPVC double glazed window to the rear aspect.

Bathroom 10' 6" x 7' 11 (3.20m x 2.42m) The bathroom comprises a roll top bath with mixer tap over, a close coupled WC, sink with vanity unit under and a feature shower. There is also a ceramic tiled floor and fully tiled walls, an extractor fan, a gas central heating radiator and an obscure uPVC double glazed window to the rear aspect.

Rear Garden A fully enclosed, low-maintenance rear garden with a brick-built border and space for furniture and a shed. A gate leads to an access alleyway to the rear.

Property Information Tenure: Freehold. Council tax band: B.

- *Two Bedrooms*
- *Terraced House*
- *Character Features*
- *Modern Kitchen & Bathroom*
- *Enclosed Garden*
- *Sought-After Area*





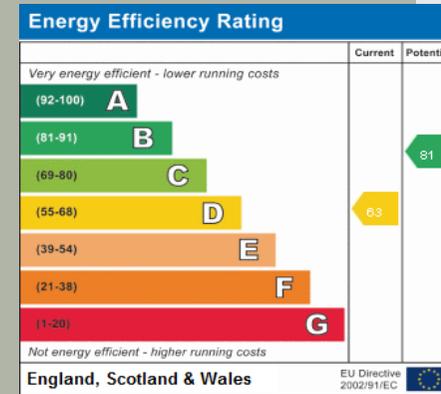
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Rating



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