



SOUTHGATE

ESTATES

40 Baker Street, Exeter,  
Devon, EX2 5EA  
£315,000 Guide Price





## 2 Double Bedrooms, Character Features, Terraced House, No Onward Chain, Enclosed Rear Garden, Excellent Location

A two double bedroom terraced house located in the highly popular area of Heavitree. This fantastic location offers many nearby amenities including a range of shops and cafes along Heavitree's High Street, Primary and Secondary Schools, GP Surgeries, Heavitree Pleasure Ground etc. Exeter's RD&E Hospital is also just a short distance away along with public transport links, making this ideal for commuting.

The internal accommodation benefits from an abundance of period features and briefly consists of an entrance vestibule and hallway, a spacious dining room, living room and kitchen on the ground floor. Upstairs are two double bedrooms and a well-proportioned bathroom. To the rear, the property boasts a low-maintenance walled rear garden.

Offered with no onward chain, this spacious home is not to be missed and we highly recommend internal viewing.

Entrance Vestibule & Hallway The front door opens to the entrance vestibule which includes part-tiled walls and wooden floorboards extending into the hallway which features decorative corbels, a radiator, stairs to the first floor landing with a built-in storage cupboard below, access to the dining room, and a door to the living room.

Dining Room 14' 5" x 10' 10" (4.40m x 3.30m) to rear of stairs A well-proportioned reception room boasting a fireplace with an ornate stove and shelving into the alcoves, a period-style radiator, wooden floorboards and a window to the rear aspect. Doors open into the kitchen and the living room.

Living Room 11' 0" x 10' 10" (3.35m x 3.29m) plus bay Complemented by a bay window to the front aspect, a decorative cast-iron fireplace, picture rails, wooden floorboards and a period-style radiator.





Kitchen 13' 1" x 8' 8" (4.0m x 2.65m) A good-sized kitchen containing a range of modern wall and base units with solid wood worktops, a tiled splashback and a sink and drainer unit with a mixer tap over. Integrated appliances include an eye-level oven with a separate 5-ring gas hob, a tall fridge freezer, a dishwasher, and space for a washing machine. Additionally the Vaillant boiler is located here and there is spotlighting, tiled flooring, two windows to the side aspect and an obscured window to the rear. A door opens out to the garden.

Stairs & Landing Stairs rise to the first floor landing which offers doors to the bathroom and two bedrooms, a hatch to the loft, and a built-in storage cupboard.

Bathroom 9' 9" x 8' 7" (2.97m x 2.62m) An impressive bathroom comprising a pedestal wash basin with a mixer tap over, a close-coupled WC, a bath with a central mixer tap over and a handheld showerhead attachment, and a walk-in shower with a waterfall head over. There is also a heated towel rail, a fitted mirror, tiled flooring, part-tiled walls and a decorative cast-iron fireplace. An obscured window faces the rear aspect.

Bedroom 1 14' 5" x 10' 10" (4.40m x 3.31m) A spacious double bedroom enjoying two windows to the front aspect, a decorative cast-iron fireplace and two radiators.

Bedroom 2 10' 10" x 9' 0" (3.31m x 2.74m) A further double bedroom consisting of a decorative cast-iron fireplace, a radiator and a window to the rear aspect.

Garden A pleasant walled rear garden which is paved providing an ideal low-maintenance outside space, with lovely borders which are well-stocked with various plants and shrubs. There is also a gate allowing rear access and a covered bin area.

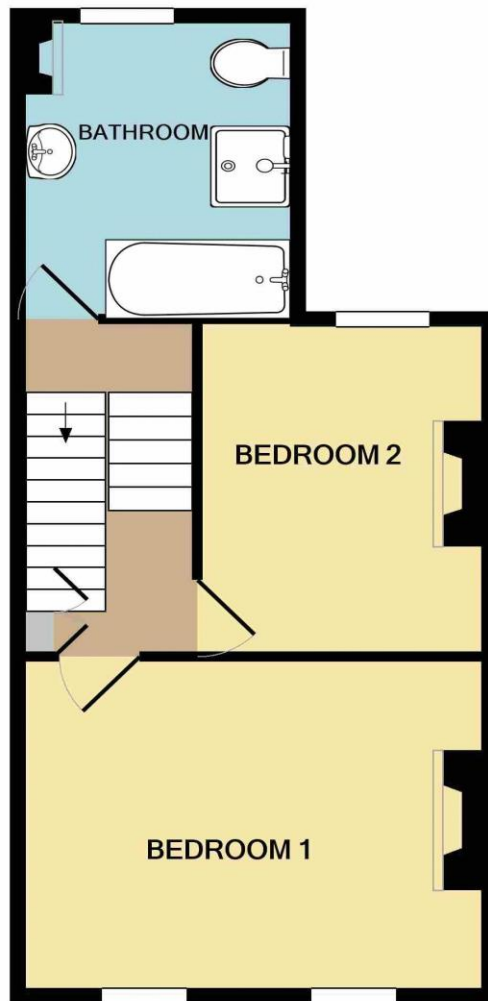
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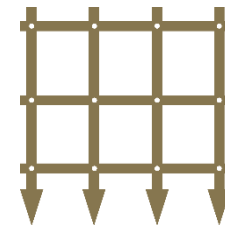
GROUND FLOOR



1ST FLOOR

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