

HUNTERS®

HERE TO GET *you* THERE



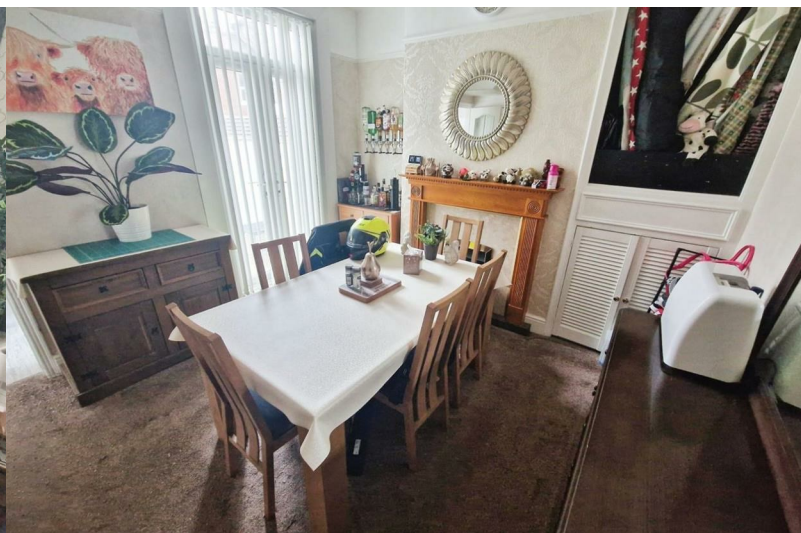
Baker Street

Exeter, EX2 5EA

Asking Price £315,000



Council Tax: B



49 Baker Street

Exeter, EX2 5EA

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Porch

Door to the hallway

Hallway

Doors to the lounge, dining room and stairs to the first floor.

Lounge

11'5" x 10'9" (3.48m x 3.28m)

Large bay window to the front aspect, radiator, feature fire place, picture rails and original skirting boards.

Dining room

11'3" x 11'0" (3.45m x 3.36m)

Double doors to the rear aspect, fire place, doors to the understairs storage cupboard, door to the kitchen, storage cupboard to the right of the fire place, radiator.

Kitchen

8'0" x 9'10" (2.46m x 3.00m)

Large window to the rear aspect, low and high level cupboards, roll top work surfaces, single bowl sink and drainer, induction hob with extractor hood, eye level oven, space for a fridge freezer, space and plumbing for a washing machine, built in dish washer, door to the rear garden.

Partial Landing

Door to the bathroom

Bathroom

7'3" x 9'7" (2.22m x 2.93m)

Partially obscured window to the rear aspect, bath, low level WC, hand basin, large walk in shower, radiator.

Landing

Doors to both bedrooms, opening to a storage area.

Bedroom two

9'5" x 9'7" (2.88m x 2.93m)

Window to the rear aspect, radiator.

Master bedroom

13'5" x 10'11" (4.11m x 3.35m)

Two windows to the front aspect, built in wardrobes, radiator.

Outside

To the front of the property, the property is accessed straight from the public pathway.

To the rear of the property is a fully enclosed rear garden, which has a gate that gives access to the rear service lane, the garden is surrounded by a wall and is laid to artificial grass, in the garden is a summer house or could it be a home office or play room, there is also a decked area.



Tel: 01392 340130

We are proud to present this immaculate, Victorian terraced house located in a highly sought-after location, now available for sale. This property boasts a wealth of period features, including a stunning fireplace, picture rails and original skirting. It's an ideal investment opportunity for first-time buyers, investors, and families alike.

The property, close to the RD&E Hospital, comprises two spacious reception rooms, a modern kitchen, two bedrooms, and a contemporary bathroom. The kitchen and bathroom have been recently updated, providing a fresh, modern look and feel. The two bedrooms are generously sized, perfect for a growing family or for accommodating guests.

An added benefit of this property is the presence of outbuildings, providing additional storage or potential for conversion. The rear of the property features a well-maintained garden, ideal for those summer barbecues or a tranquil spot to enjoy your morning coffee.

The property has an EPC rating of C and falls under the council tax band C, making it an energy-efficient, cost-effective option. The location enjoys excellent public transport links and is in close proximity to local amenities and schools, making daily commute and errands a breeze.

Not to be overlooked is the availability of permit parking, adding another layer of convenience to this already appealing property. This house perfectly blends traditional charm with modern comforts, making it truly unique.

Don't miss this opportunity to own a piece of history with modern conveniences in a prime location.



Road Map



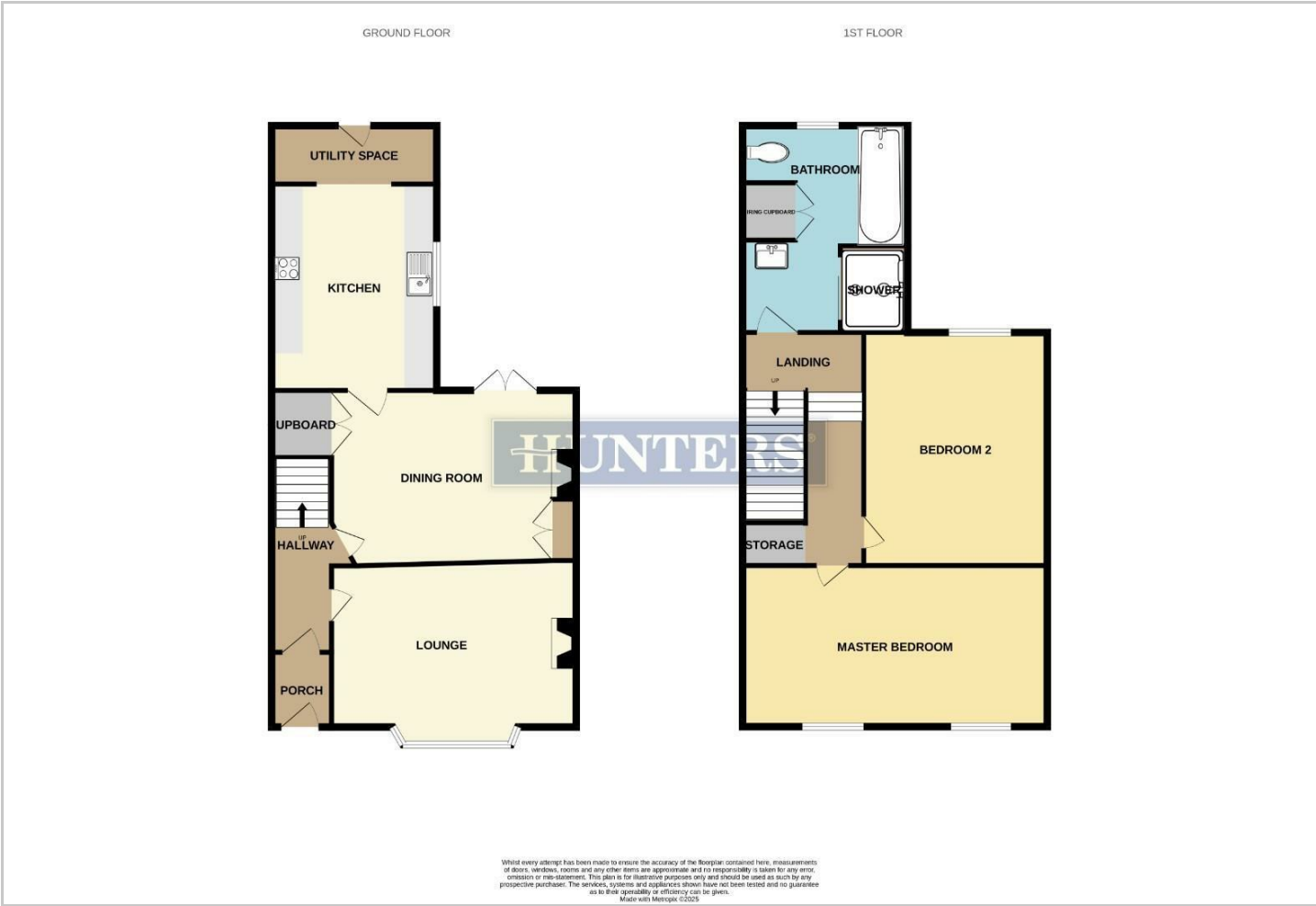
Hybrid Map



Terrain Map



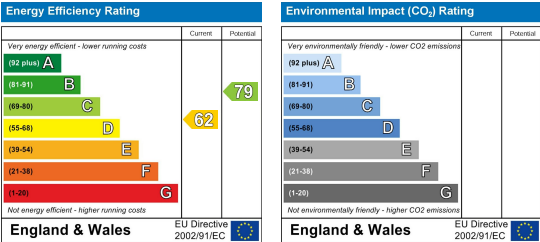
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.