



24 BAKER STREET, EXETER, DEVON, EX2 5EA

Winkworth



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**A 3 BED STUDENT PROPERTY, LET
UNTIL AUGUST 2023 AT A RENT OF
£20,031**

On the ground floor you enter into the entrance vestibule and in turn into the hallway. There is a bedroom to the front of the property overlooking Baker Street and is a rather pretty room with large bay window, stripped wooden flooring and a feature fireplace. There is a sitting room/dining room with ample space for a large table and chairs, which opens into the kitchen and also has french doors that lead out to the garden. The kitchen overlooks the rear garden and is well fitted with a range of modern units and appliances.

Upstairs the large master bedroom is at the front of the property overlooking Baker Street. The master bedroom has a feature fireplace and recessed space for wardrobes. The second bedroom overlooks the rear garden. The bathroom is centrally located within the property and whilst requiring modernisation, does have ample space to include a bath and separate walk in shower.

Outside the property has a rather attractive walled garden, which has been subdivided to create a raised decked seating area, an area of lawn and a path that leads to a timber built storage shed and gives access to a rear gate which in turn leads onto a service lane.



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AT A GLANCE...

- 929 Sq.Ft. / 86 Sq.M
- Period features
- Sitting room with feature fireplace
- Separate dining room
- Modern fitted kitchen
- Two bedrooms
- West facing rear garden
- Residents permit parking
- Sought after residential address
- Close to the hospital and St Leonards shops

UTILITIES

- Mains water, electricity and drainage.
Gas fired central heating.
- Council Tax Band: B
- Exeter City Council

SITUATION

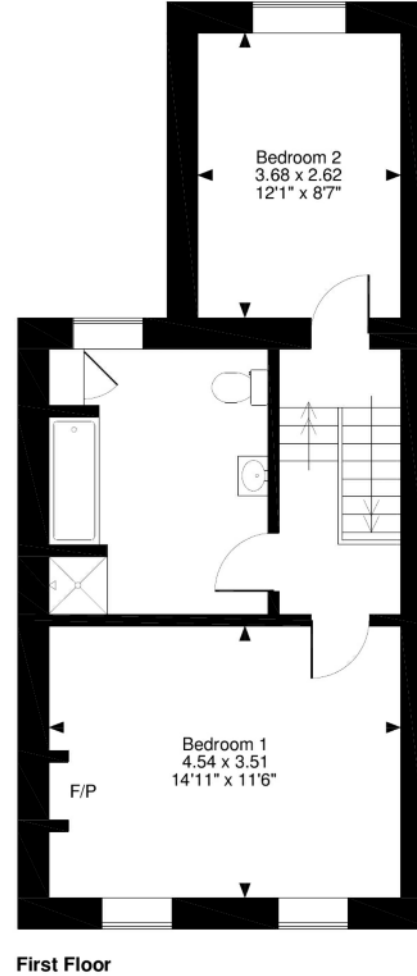
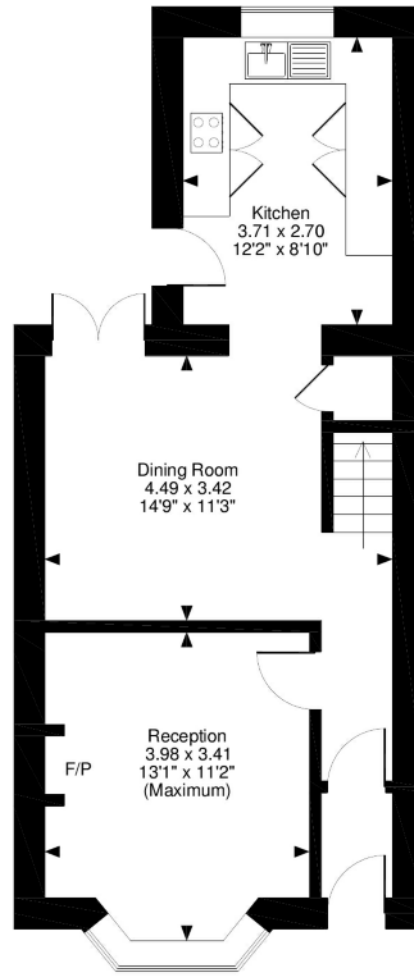
Baker Street is situated within easy walking distance of St Leonards with its excellent local amenities making it one of the most desirable residential addresses in the area. It is also located just minutes from the Royal Devon & Exeter Hospital, Nuffield Hospital, private and state schools, the historic Exeter Quay with restaurants and bars. Exeter is proud of its university and college, sports and leisure facilities including Exeter Chiefs rugby club, theatres, cinemas, museum and Princesshay shopping centre, which is again only a short walk away. Rail links to London Paddington are about 2 hours. Exeter airport is 5 miles away providing regular air services to the UK and international destinations.

DIRECTIONS

From the city centre, at the roundabout at the bottom of Paris Street, take Western Way. Turn left onto Magdalen Road. Continue past the shops and proceed over the crossroads and traffic lights and continue straight across at the next set of traffic lights. Baker Street is the next right. The property is located on the right hand side.



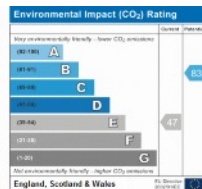
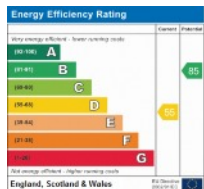
Baker Street, Exeter
Approximate Gross Internal Area
929 Sq Ft/86 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.



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