



61 CHELMSFORD ROAD, EXETER, EX4 2LN
OFFERS IN EXCESS OF £245,000





FULL DESCRIPTION We are excited to bring to the market this beautifully presented 2 double bedroom end of terrace home. This property is bright and spacious and located close to Exeter Quay and City Centre.

Well regarded primary & secondary schools are within easy access of the property as are local nature walks, parks and other amenities. The property is conveniently located close to a train station and bus route and is well situated for access to major road links including the M5 and A30.

The living area is a great size and has a large window looking out to the front of the home.

The kitchen/conservatory is the hub of this house. Renovated from top to bottom with a contemporary design. There are lots of cupboards for storing kitchen essentials and ample space for appliances. The kitchen leads into the conservatory that overlooks the garden and is great for entertaining.

On the first floor the main bedroom is spacious with a large window.



The second bedroom is another large double room.

The recently updated bathroom consists of a sink, W.C and stand alone shower.

Outside there is a charming garden with grass area and a large decked area with a shed. The garden is not overlooked.

LIVING ROOM Great sized room with large window overlooking the front of the home.

KITCHEN Modern fitted kitchen with plenty of storage for kitchen essentials and ample space for appliances.

CONSERVATORY Overlooking the rear garden, this is a great space for entertaining.

FIRST FLOOR

BEDROOM 1 Large double bedroom with window.

BEDROOM 2 Large double room with window.

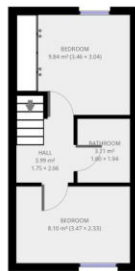
BATHROOM Modern bathroom consisting of a WC, hand wash basin and stand alone shower.

REAR GARDEN With grass area and decked area.

PARKING 2 allocated parking spaces.

AGENTS NOTE Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.





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