



Attractive two double bedroom mid terrace house, located in a highly sought after residential area on the eastern outskirts of the city of Exeter with good access to local business parks, amenities and major road network. This lovely property features; spacious living room, kitchen/dining room with modern fitted kitchen, large conservatory, two good sized bedrooms and bathroom. Outside to the rear is enclosed rear garden with gated access to residents parking area with two allocated parking spaces. Chain Free.

Chardstock Close  
Exeter £250,000

West of 

# Chardstock Close Exeter £250,000

Attractive mid terrace house | Two double bedrooms | Light and spacious living room | Kitchen/dining room with modern fitted kitchen | Spacious conservatory | Bathroom with white suite | Enclosed rear garden | Two allocated parking spaces | Ideal first home or investment property | Chain Free

## PROPERTY DETAILS:

### APPROACH

Covered entrance canopy with part glazed front door to entrance hallway.

### ENTRANCE HALLWAY

Small entrance hallway with stairs to first floor. Radiator. Door to living room.

### LIVING ROOM

14' 6" x 9' 5" (4.42m x 2.87m) Light and spacious room with feature bay window with Upvc double glazed windows to front aspect. Coved ceiling and dado rail. Radiator. TV and telephone points. Door to under stair cupboard. Door to kitchen/dining room.

### KITCHEN/DINING ROOM

13' 2" x 7' 6" (4.01m x 2.29m) Further light and spacious room with Upvc double glazed window to rear aspect and Upvc part glazed door to conservatory. Modern fitted kitchen with range of base, wall, drawer and display units in a high gloss cream finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and ceramic hob with stainless steel extractor hood over, and coloured glass splash panel. Space and plumbing for washing machine. Radiator. Tiled floor. Matching wall unit housing Worcester gas combi boiler. Space for freestanding fridge/freezer.

### CONSERVATORY

13' 2" x 8' 1" (4.01m x 2.46m) Upvc constructed conservatory on brick plinth with Upvc double glazed windows to sides and rear aspect. Upvc part glazed door to garden. Radiator. Tiled effect laminate flooring.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

#### BEDROOM 1

13' 2" x 8' 9" (4.01m x 2.67m) (max) Spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Door to deep overstairs storage cupboard complete with hanging rail.

#### BEDROOM 2

13' 2" x 8' 1" (4.01m x 2.46m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator.

#### BATHROOM

White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and electric shower over, plus glass shower screen. Chrome ladder style radiator. Light with shaver point. Extractor fan.

### OUTSIDE

#### FRONT

Small low maintenance front garden enclosed by brick wall and laid to gravel.

#### REAR GARDEN

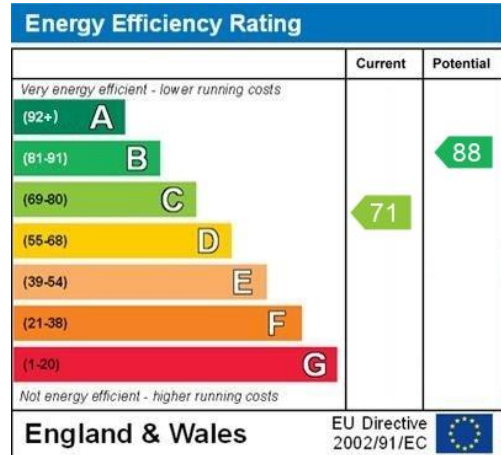
Enclosed rear garden laid to paving with fitted garden shed. Side access gate leading to residents parking with two allocated parking spaces.

### AGENTS NOTES:

The property is freehold.  
Council Tax Band: C - Exeter City Council



Measurements are approximate. Not to scale. Illustrative purposes only. Made with SketchUp 2022



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