



Spacious two bedroom second floor apartment located in a highly sought after area in the Haven Banks area of Exeter, ideally situated for easy access to the city centre and lovely Exeter Quay. This well presented property features; light and spacious living room with french doors opening to juliet balcony, modern fitted kitchen, two good sized bedrooms and bathroom. The property also benefits from the use of a bike store and allocated parking space. Ideal for first home or investment property. Chain Free.

Chandlers Walk
Exeter £215,000

West of 

Chandlers Walk Exeter £215,000

Spacious second floor apartment | Two good sized bedrooms
 | Light and spacious living/dining room | Modern kitchen |
 Modern bathroom | Allocated parking space | Use of
 communal secure bike store | Ideal investment or first home |
 Chain Free

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Communal front door to communal entrance hallway with stairs to second floor. Front door to apartment 60 and entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with doors to living room, bedrooms and bathroom. Radiator. Entry phone. Hatch to loft space. Door to storage/airing cupboard complete with shelving and small radiator.

LIVING/DINING ROOM

20' 1" x 10' 8" (6.12m x 3.25m) (max) Light and spacious room with French doors to side aspect opening to Juliet balcony. Two radiators. TV and telephone points. Door to kitchen.

KITCHEN

9' 2" x 6' 8" (2.79m x 2.03m) Window to side aspect. Modern fitted kitchen with range of base, wall and drawer units in high gloss white finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and gas hob with splash panel and cooker hood over. Space and plumbing for washing machine. Under worktop space for fridge and freezer. Concealed worktop lighting. Wall mounted gas combi boiler.

BEDROOM 1

12' 2" x 9' 0" (3.71m x 2.74m) (max) Spacious double bedroom with window to side aspect. Radiator. TV and telephone points. Sliding mirror doors to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 2

8' 1" x 6' 9" (2.46m x 2.06m) Further good sized bedroom with window to front aspect. Radiator. Telephone point.

BATHROOM

8' 3" x 4' 8" (2.51m x 1.42m) Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, electric shower over and glass shower screen. Extractor fan. Part tiled walls. Shaver point. Radiator.

OUTSIDE

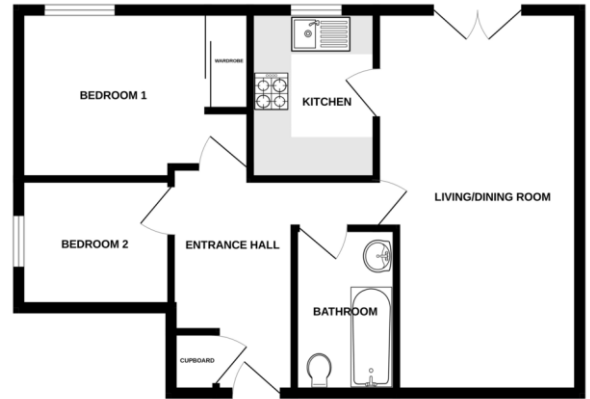
PARKING

One allocated parking space located in nearby residents parking area

AGENTS NOTES:

The property is leasehold - 199 years from June 1998 with 172 remaining.
 Service Charge - £250 per quarter (including buildings insurance, upkeep of the exterior of the property and communal areas).
 Management Company - First Port.
 Council Tax Band: B - Exeter City Council

SECOND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Homestyler ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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