



**36 Chapel Street
Exning**

**DAVID
BURR**



36 Chapel Street, Exning, Newmarket, CB8 7HB

Exning is a delightful village situated approximately 3 miles from the historic racing town of Newmarket. This popular village offers an array of amenities to include an Ofsted rated outstanding primary school, several public houses, post office, local shops and parks. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

A recently improved and spacious three/four bedroom bungalow boasting a peaceful setting in the popular village of Exning. The recently decorated accommodation offers an entrance hall, sitting/dining room, kitchen/breakfast room, three-bedrooms, a study and bathroom. Externally offering ample driveway parking and a well-presented rear garden.

A well-presented three/four bedroom bungalow in Exning offering close to 1,100 sq.ft of accommodation.

ENTRANCE HALL Window and door to front aspect.

SITTING / DINING ROOM An open space with a feature fireplace, window to front aspect and open to the:

KITCHEN / BREAKFAST ROOM Fitted kitchen with fitted units and drawers with oak worktops over and an inset double sink and drainer. Integrated appliances include an oven and hob, with freestanding appliances including a fridge-freezer, washing machine and dishwasher. Breakfast bar, windows to rear and side aspect and a door leading to the rear garden.

INNER HALL With two fitted cupboards.

MASTER BEDROOM Window to rear aspect.

BEDROOM 2 Window to front aspect.

BEDROOM 3 Window to rear aspect.

STUDY Window to front aspect and fitted storage.

BATHROOM Extensively tiled with a bath with a shower over, vanity sink unit, heated towel rail, WC and window to side aspect.

Outside

The property is approached via the sizeable gravelled driveway offering ample parking. The remaining front aspect is a planted flower bed with established shrubs and trees. The rear garden is predominately lawned with paved areas, established trees and a shed.

SERVICES Gas fired central heating. Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND D

WHAT3WORDS escapes.spelled.heartless

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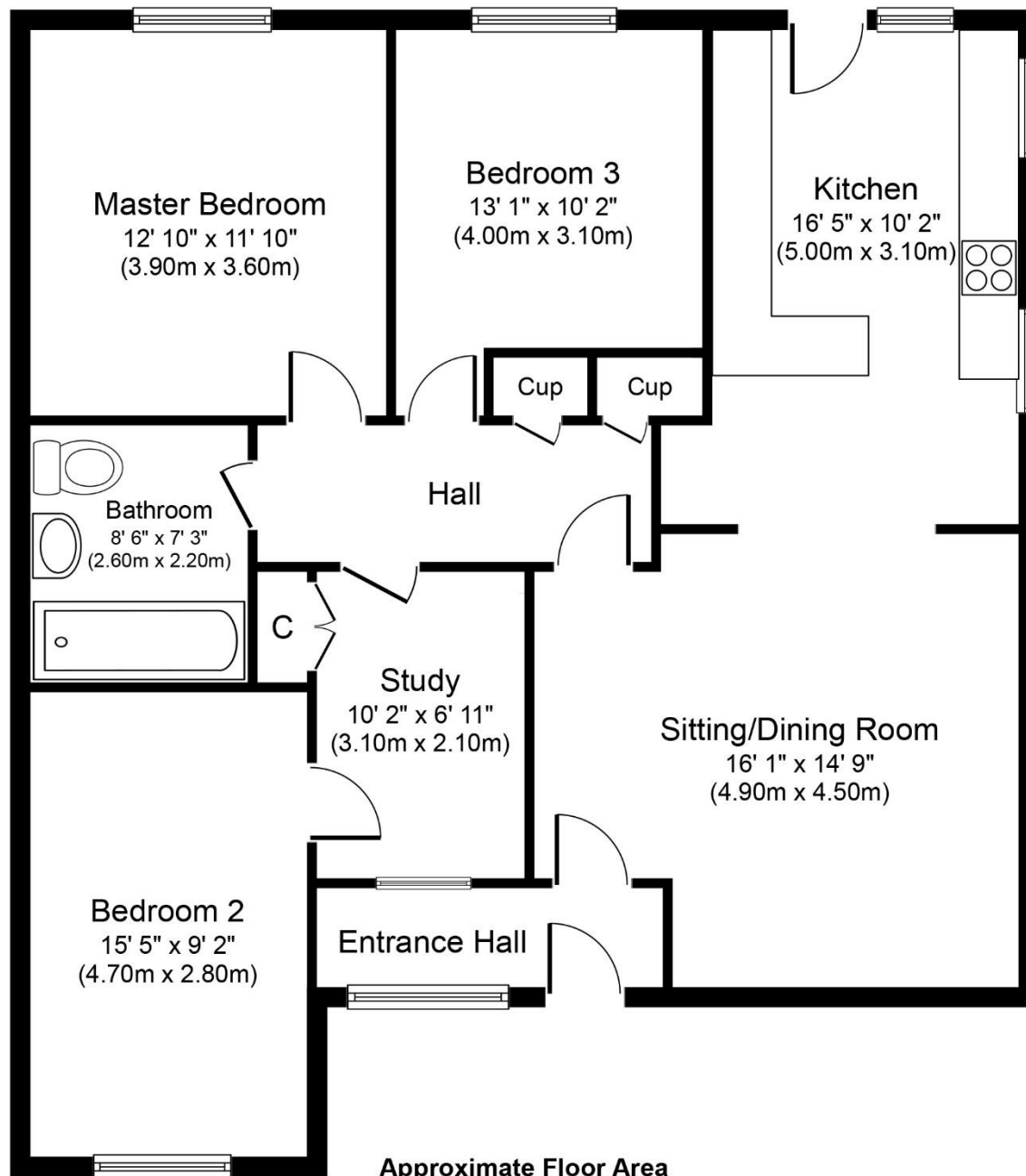
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VIEWING by prior appointment only through David Burr estate agents.

TENANT INFORMATION A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

MANAGEMENT The property is due to be managed by the landlord.





Approximate Floor Area
1,094 sq. ft.
(101.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

