



Connells

Chancellors Way  
Exeter



### Property Description

*Situated in the sought-after residential area of Beacon Heath, this well-proportioned three-bedroom home offers spacious and flexible accommodation ideal for families or those looking for convenient access to Exeter and surrounding areas. The property is entered via a welcoming entrance hall which leads through to a generous living room/diner, providing a great space for both relaxing and entertaining. The kitchen is fitted with a range of units and includes a cooker, with an opening through to a bright conservatory/sunroom that provides additional living space and pleasant views over the rear garden.*

*Upstairs, the property offers two good-sized double bedrooms along with a single bedroom which would also work well as a home office or study. The bathroom is fitted with a shower over the bath. Externally, the property benefits from an enclosed rear garden with a lawned area, perfect for enjoying outdoor space, along with access to the garage which offers useful storage or parking. The location provides excellent access to local amenities, schools, Exeter city centre and major transport links.*



## Living Room/ Diner

Double glazed front aspect window, rear aspect door and window, wall mounted radiator.

## Kitchen

Wall and base units, work surfaces, plumbing for washing machine, oven, gas hob with extractor over, sink unit, door to...

## Conservatory

UPVC windows and door.

## Bedroom 1

Double glazed front aspect window, boiler cupboard, airing cupboard, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 3

Double glazed front aspect window, fitted storage space.

## Bathroom

Double glazed rear aspect window, bath with electric shower over, low level toilet, wash hand basin, wall mounted radiator.

## Loft Space

With pull down ladder.

## Front Garden

Gravelled frontage, path to front door.

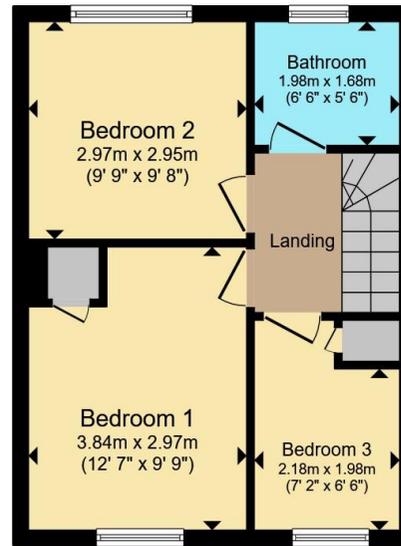
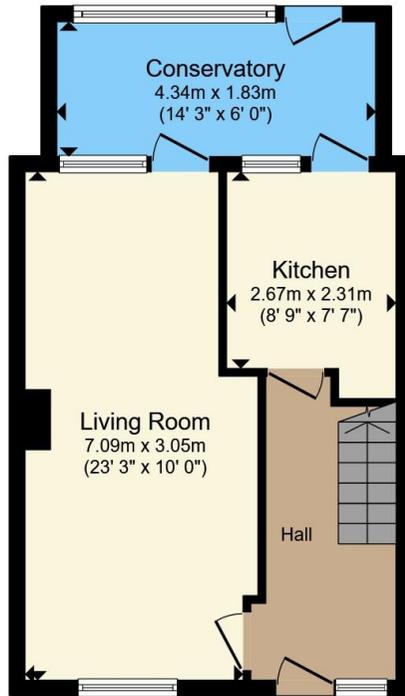
## Rear Garden

Patio and lawn, steps to second patio area, rear gate to...

## Garage

Up and over door.





**Ground Floor**

**First Floor**

Total floor area 78.3 m<sup>2</sup> (843 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: C

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Tenure: Freehold



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