



153

**Connells**

Chestnut Avenue  
Exeter

Chestnut Avenue  
Exeter EX2 6DW

for sale fixed price  
**£230,000**



### Property Description

*Nestled in Wonford Exeter, this well-maintained three-bedroom semi-detached home presents an ideal opportunity for buyers seeking comfort and convenience. With no chain to complicate your move, you can enjoy the spacious interior, which features modern finishes and ample natural light. The property is strategically located near the Royal Devon and Exeter Hospital and offers easy access to local amenities, schools, and excellent transport links, making it an attractive choice for families and commuters alike.*



## Living Room

Double glazed front and side aspect window, wall mounted radiator.

## Kitchen

Double glazed rear aspect window and door, wall and base units, work surfaces, electric oven, hob with extractor over, stainless steel sink unit, plumbing for washing machine.

## Downstairs Bathroom

Double glazed rear aspect window, bath, electric shower, low level toilet, wash hand basin, tiled surround.

## Bedroom 1

Two double glazed front aspect windows, two built-in wardrobes, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 3

Double glazed front aspect window, wall mounted radiator.

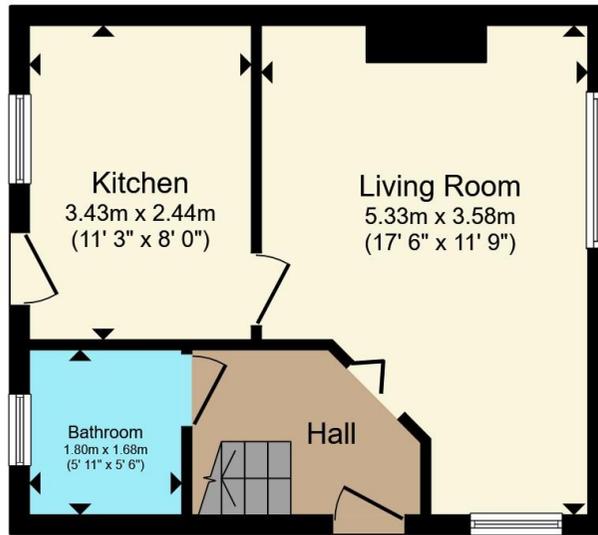
## Rear Garden

Enclosed garden with lawn, decking areas, flower bed, shed and side access.

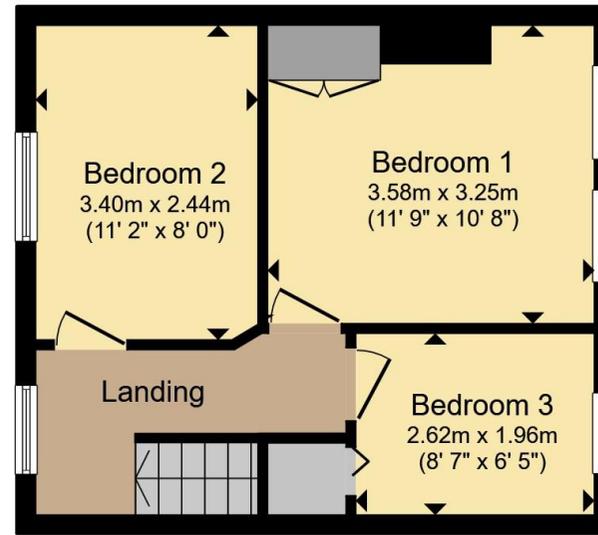








**Ground Floor**



**First Floor**

Total floor area 65.3 m<sup>2</sup> (703 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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8-9 South Street  
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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/EXR317584](http://connells.co.uk/Property/EXR317584)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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