



25 Chelmsford Road, Exeter, Devon, EX4 2LN

PRICE **£240,000**  
TENURE Freehold



**A Well Presented Three Bedroom Family Home Situated In A Most Popular And Convenient Location Ideal For Family Use**

Entrance Hallway • Lounge • Dining Room • Well Fitted Kitchen • Three Bedrooms •  
Modern Bathroom/WC • Utility/Garage • Good Size Garden •  
Gas Central Heating • Double Glazing •

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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## 25 Chelmsford Road, Exeter, Devon, EX4 2LN

A well presented three bedroom end terrace family home situated in a most popular and convenient location, ideal for family use. Accommodation briefly comprises a bright and airy lounge, separate dining room, well fitted kitchen, modern bathroom/WC, garage/utility, good size gardens and off road parking. Early viewing recommended.

### THE ACCOMMODATION COMPRISES:

**ENTRANCE PORCH:** Entrance via a UPVC double glazed entrance door with obscure glazed pane leading into a porch with wood effect laminate flooring and a tall Upvc double glazed window to the side aspect. Radiator. Door to garage/utility. Door to:

**LIVING ROOM:** 12' 6" (3.81m) x 11' 0" (3.35m). UPVC double glazed window with obscure glazed bottom half over looking the front aspect. Attractive chimney alcove with feature built in lighting. Radiator. Door to large understairs storage cupboard. Stairs rising to the first floor. Ceiling mounted smoke detector. Glazed window and door to:

**DINING ROOM:** 9' 3" (2.82m) x 7' 11" (2.41m). A lovely dining space with an opening through to the kitchen and windows providing light through from the lounge. Laminate wood effect flooring. Radiator. Double glazed French doors opening to the rear garden and trees beyond. Door to:

**KITCHEN:** 9' 11" (3.02m) x 7' 9" (2.36m). A well fitted kitchen comprising stainless steel sink and drainer with mixer tap over set into roll edge work top with cupboards under, further roll edge work tops with cupboards and drawers beneath; matching range of wall units at eye level; attractive mosaic style tiled splashbacks; integrated stainless steel oven with gas hob with chimney extractor hood over; inset spot lighting. Space for upright fridge/freezer. Gas boiler built into a base unit with wall mounted timer. Wood effect laminate flooring. Extractor fan. Upvc half glazed door and a Upvc double glazed window over looking the rear garden.

**UTILITY ROOM:** 8' 1" (2.46m) x 6' 4" (1.93m). A useful utility, forming the rear of the garage. Comprising stainless steel sink and drainer with mixer tap over, set into rolled edge work tops with cupboards under; space and plumbing for washing machine and tumble dryer; further appliance space; slate effect laminate flooring.

**FIRST FLOOR LANDING:** Stairs from the living room rise to the first floor landing with a double glazed window to the rear aspect; built-in airing cupboard housing the hot water cylinder with shelving; access to loft storage space; ceiling mounted smoke detector.

**BEDROOM ONE:** 11' 0" (3.35m) x 9' 9" (2.97m). UPVC double glazed window overlooking the front aspect; radiator.

**BEDROOM TWO:** 9' 9" (2.97m) x 9' 6" (2.89m). UPVC double glazed window overlooking the rear aspect and trees beyond; radiator.

**BEDROOM THREE:** 9' 4" (2.84m) x 6' 4" (1.93m). UPVC double glazed window overlooking the front aspect; radiator.

**BATHROOM / WC:** Modern white suite incorporating a P-shaped bath with Mira electric shower over with glazed shower screen and mixer tap; part tiled walls; low level WC with push button flush; pedestal wash hand basin with tiled splashback; chrome ladder towel rail radiator. Tiled flooring. Upvc obscure double glazed window to the rear.

**GARAGE:** A useful storage area with power and lighting. Up and over garage door.

**OUTSIDE:** A good sized corner plot garden with a raised seating area leading out from the French doors and steps leading down to a further large patio area with a storage shed. There is an additional area of lawned garden to the side of the property with gate providing access to the front of the property.

**FLOOR PLAN:** To follow.