



57 CHANCELLORS WAY, EXETER, EX4 9DP
OFFERS IN EXCESS OF £240,000





FULL DESCRIPTION This well presented 2 bedroom DETACHED bungalow is located only 10 minutes drive from Exeter City Centre. The property has local shops only minutes away and a community centre at the bottom of the road. The community centre holds regular coffee mornings and social events. There is a local bus service that runs into the city and even further into the local coastal towns and villages.

The property is fully gas central heated with a new boiler and has double glazed windows throughout. It comprises of a good sized living room that has sliding patio doors that take you out on to the light and airy conservatory. The conservatory is all glass but has fitted blinds to keep it cool in the summer and cosy in the winter. The conservatory looks over the garden and the city of Exeter.

The fitted kitchen has plenty of storage for kitchen essentials and ample space for appliances. The kitchen also has a door that gives access to the conservatory. Off of the conservatory there is a balcony which gives great views.

The property has 2 double bedrooms both with large



fitted storage cupboards and large windows allowing light to flood the rooms.

There is a modern fitted bathroom in place that consists of a WC, hand wash basin and bath with shower overhead. The bath and shower were new 10 months ago.

The property has a long driveway that can easily take 2/3 cars, the driveway was resurfaced last year. There is a private garage situated at the end of the driveway. There is a small manageable front garden and a good sized attractive back garden.



LIVING ROOM 14' 11" x 10' 11" (4.57m x 3.35m)

Spacious living room with large sliding patio doors that take you to the conservatory.

KITCHEN 9' 7" x 9' 11" (2.94m x 3.04m)

Good sized kitchen with plenty of storage for kitchen essentials and ample space for appliances.

CONSERVATORY 21' 5" x 6' 2" (6.53m x 1.90m)

Spacious glass conservatory with fitted blinds overlooking the back garden and the city of Exeter.



MASTER BEDROOM 12' 4" x 11' 0" (3.76m x 3.36m)

Great sized master bedroom with fitted wardrobe and large window.

BEDROOM 2 Another double bedroom with fitted storage and large window.

BATHROOM 5' 6" x 5' 6" (1.69m x 1.68m) Modern bathroom suite consisting of a WC, hand wash basin and bath with shower overhead.

OUTDOOR SPACE The property has a small manageable front garden and driveway that would fit 3 cars. There is a good sized garden at the back of the property that isn't overlooked and is very pretty when in bloom.



