



42 CHANCELLORS WAY, EXETER, EX4 9DY  
OFFERS IN EXCESS OF £225,000





**FULL DESCRIPTION** This fantastic bungalow makes a great, easily manageable home. It is fully gas central heated and has double glazed windows and doors.

The property consists of a large living room with window that allows light to flood the room. Off of the living room through some glass doors there is an extended dining area overlooking the garden. There are also lovely patio doors in the dining room so you can enjoy the garden view when eating your meals. The kitchen has plenty of storage cupboards for those kitchen essentials and space for appliances, you can also fit a dining table in the kitchen if necessary.

The master bedroom is a great sized double room with large window.

Bedroom 2 is a single bedroom with large window.

The downstairs bathroom has recently been modernised and consists of a WC, hand wash basin and shower. The bathroom also has a heated towel rail.

The property comes with a front garden and a large





back garden that is fully enclosed. There is also a patio area perfect for al fresco dining, small grass areas and some bushes and shrubs, the garden is easily manageable.

There is a driveway to the front of the property that leads to a garage that has a remote controlled door.

Located only minutes from Exeter city centre, RD&E and Exeter university this property has a lot to offer in terms of location.

**LIVING ROOM** 14' 11" x 10' 11" (4.55m x 3.35m)

Fantastic space with large window and glass doors leading to the dining room.

**DINING ROOM** 10' 3" x 10' 11" (3.13m x 3.35m)

Beautifully light room with sliding patio doors giving access to the garden.

**KITCHEN** 12' 10" x 9' 10" (3.93m x 3.01m) Fitted

kitchen with large windows and glass door also giving access to the garden.

**MASTER BEDROOM** 12' 11" x 10' 0" (3.96m x

3.05m) Great sized double room with large window.

**BEDROOM 2** 8' 11" x 8' 9" (2.72m x 2.67m) Single bedroom with large window.

**BATHROOM** 5' 9" x 8' 9" (1.76m x 2.67m) Recently

updated bathroom with WC hand wash basin and shower.

**GARDEN** easily manageable garden with patio and grass areas. There is a feature pond in the garden.





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