



Chaucer Grove, Exeter, EX4

**£175,000**

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ESTATE AGENT  
PROPERTY MANAGEMENT SPECIALIST





- Allocated parking space for one car
- Open Plan living accommodation
- Sought after location
- Juliet Balcony
- Great investment

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Upon entering the apartment, you are greeted by a spacious hallway with doors leading to all the principal rooms.

The open-plan living room/kitchen is situated at the rear of the apartment and is a fantastic space, offering ample room for sizable furniture, in addition to benefiting from a Juliet balcony. The kitchen itself features an array of base and eye-level units and provides space for a fridge-freezer and cooker.



The apartment offers two sizable double bedrooms, both providing plenty of room for bedroom furniture.

You will also find a contemporary bathroom suite, conveniently located near both bedrooms, incorporating a bathtub with a shower over, WC, and wash hand basin.

The apartment also benefits from an allocated parking space.

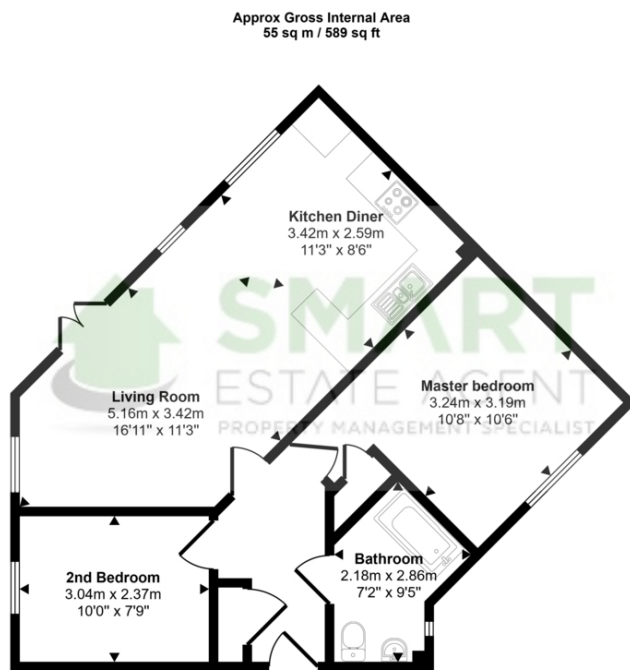




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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	85	85
England, Scotland & Wales		EU Directive 2002/91/EC

