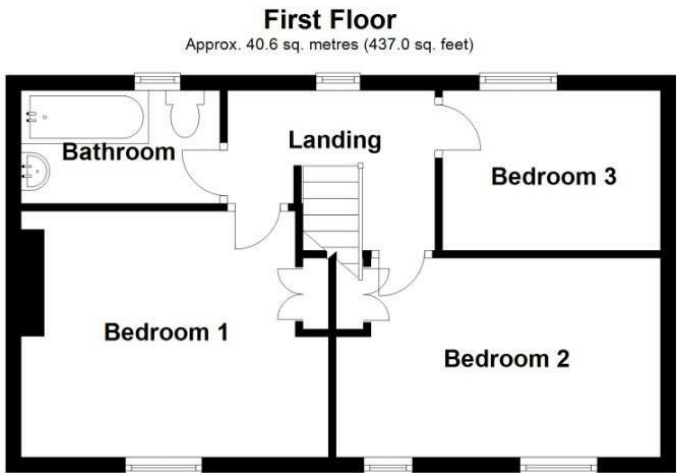
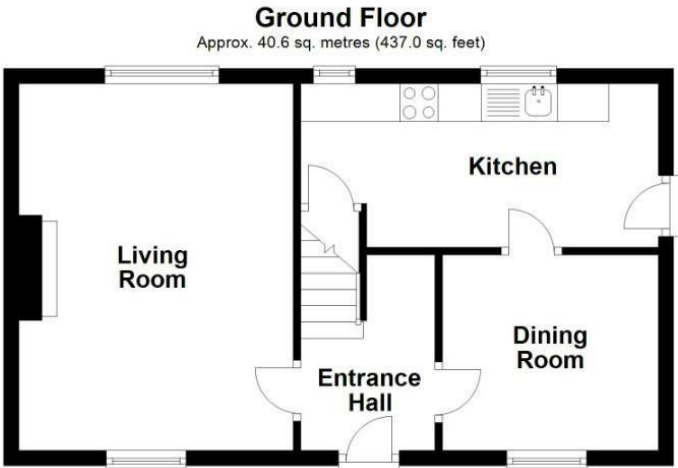
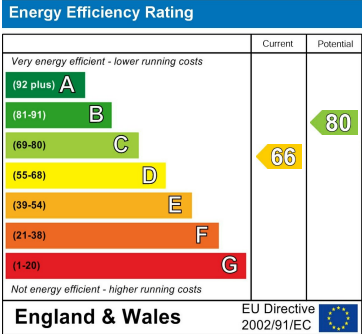


20 Exeter Place, Blacon, Chester, CH1 5BP



Total area: approx. 81.2 sq. metres (874.0 sq. feet)



Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

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www.cavendishproperties.co.uk



20 Exeter Place

Blacon, Chester,
CH1 5BP

Price
£200,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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* GENEROUS SIZE GARDEN * WELL POSITIONED OVERLOOKING CENTRAL GARDEN WITHIN EXETER PLACE. A three bedroom semi-detached house forming part of a row of four houses located towards the top of the road overlooking a square shaped garden enclosed by metal railings within Exeter Place. The accommodation briefly comprises: entrance hallway, dual-aspect living room with decorative fireplace and hardwood flooring, dining room with hardwood flooring, modern fitted kitchen with quarry tiled floor and stable type door to outside, landing, bedroom one with built-in storage unit, bedroom two with built-in storage unit, bedroom three and bathroom with exposed wooden floorboards. The property benefits from gas fired central heating with a Worcester combination condensing boiler and has double glazed windows. Externally there is a lawned garden at the front with a gated driveway parking whilst to the side and rear there is a larger than average garden laid mainly to lawn with mature shrubs and trees, brick-built outbuilding and paved courtyard area.

LOCATION



The location is convenient for daily travel to Chester and neighbouring centres via the Chester inner ring road which leads to the M53 and the motorway network. There are local shopping and schooling facilities in Blacon and regular buses run into Chester. Easy access is available to the Greyhound Retail Park where there is a wide variety of shops, restaurants and an Asda Supermarket. There is also a play park and open green space at the end of the road and there is access to the Chester Millennium Greenway, which runs from Mickle Trafford through the northern half of Chester and continues through Blacon to the River Dee at Queensferry.

THE ACCOMMODATION COMPRISES:

CANOPY PORCH

ENTRANCE HALL

Wooden panelled entrance door with sealed unit double glazed leaded insert, telephone Openreach master socket, ceiling light point, Jarrah hardwood flooring, and staircase to the first floor. Doors to the living room and dining room.

LIVING ROOM

4.88m x 3.63m (16'0" x 11'11")



Dual-aspect living room with double glazed windows overlooking the front and rear, chimney breast with decorative fireplace, and Jarrah hardwood flooring.

DINING ROOM

2.79m x 2.57m (9'2" x 8'5")



Double glazed window to front with tiled windowsill, double radiator with thermostat, coved ceiling, ceiling light point, and Jarrah wood strip flooring. Glazed door to the kitchen.

KITCHEN

4.72m max x 2.16m max (15'6" max x 7'1" max)



Fitted with a modern range of base units incorporating drawers and cupboards with laminated granite effect worktops and matching upstands. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Space for electric cooker, plumbing and space for washing machine, space for tall fridge/freezer, ceiling light point, quarry tiled floor, built-in understairs storage cupboard, wall mounted Worcester Greenstar combination condensing gas fired central heating boiler, double radiator with thermostat, two double glazed windows overlooking the rear, and stable type door with glazed insert to outside.

LANDING

Double glazed window to rear, ceiling light point, and access to loft space. Wooden panelled doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

4.11m max x 3.28m max (13'6" max x 10'9" max)



Double glazed window overlooking the front, ceiling light point, single radiator, and built-in storage unit with cupboard, shelf and two drawers.

BEDROOM TWO

4.32m x 2.57m (14'2" x 8'5")

Two double glazed windows overlooking the front, ceiling light point, single radiator, and built-in storage unit with cupboard, shelf and two drawers.

BEDROOM THREE

2.92m x 2.16m (9'7" x 7'1")

Double glazed window overlooking the rear, ceiling light point, and single radiator.

BATHROOM

2.64m x 1.52m (8'8" x 5')



Coloured suite comprising: panelled bath, pedestal wash hand basin and low level WC. Exposed wooden floorboards, single radiator with thermostat, ceiling light point, double glazed window with obscured glass, and part-tiled walls.

OUTSIDE FRONT



The property occupies a pleasant position towards the top of the road overlooking a central garden within Exeter Place. To the front there is a lawned garden with shrubbery, flagged pathway and gated driveway. A wooden gate at the side provides access to the side and rear gardens.

SIDE GARDEN



To the side there is a paved courtyard area with space for washing line.

REAR GARDEN



To the rear there is a larger than average lawned garden which wraps around to the side with mature shrubs and trees being enclosed by wooden fencing. There is also a useful brick-built outbuilding incorporating three stores.



straight across at the next two sets of traffic lights into Saughall Road, passing Meadowside Mews, Cranleigh Crescent and Westbourne Road. Then take the turning right into Blacon Hall Road and the next left into Durham Road. Follow Durham Road and take the first turning right into Exeter Place, the property will then be found towards the top of the road on the right hand side.

TENURE

* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band A - Cheshire West and Chester County Council.

AGENTS' NOTES

* Services - mains gas, electricity, water and drainage are connected.
* The property is on water rates.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW



DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street, which leads into St Martin's Way. At the Fountains roundabout take the first exit and continue along the A540 Parkgate Road. At the traffic lights turn left into Cheyney Road passing the University of Chester. Continue