







Chaucer Grove, Exeter, EX4 7BX

Price Guide £285,000

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A fantastic opportunity to purchase this well-presented three-bedroom end-terrace home, situated in the ever-popular Chaucers Grove development in Exeter.

Being sold with no onward chain, the property benefits from a garage with parking space, an enclosed rear garden, and a bright, modern interior – making it an ideal choice for families, first-time buyers or investors alike.

On the ground floor, there is a welcoming hallway with a downstairs WC, a spacious living room, and a generous kitchen/dining room with patio doors opening onto the rear garden.

Upstairs, there are three bedrooms, including a principal bedroom with an en-suite shower room, plus a modern family bathroom.

Outside, the property enjoys an enclosed rear garden, perfect for outdoor dining and entertaining, as well as a garage with parking space in front, offering valuable convenience.

Located in a sought-after residential area with good access to local schools, amenities, and transport links into Exeter city centre, this property combines comfort, practicality and excellent value.



**Ground Floor**  
**Entrance Hall & Cloakroom/WC**  
A welcoming entrance with access to a convenient downstairs cloakroom.

**Living Room**  
A comfortable and well-proportioned space positioned at the heart of the home, ideal for relaxing or entertaining.

**Kitchen / Dining Room**  
A bright and sociable room spanning the rear of the property. Fitted with a range of wall and base units, integrated cooking appliances, and space for further appliances. Double doors lead directly out to the rear garden, creating an excellent indoor-outdoor flow.





#### First Floor

##### Principal Bedroom with En-Suite

A generously sized double bedroom with its own en-suite shower room.

##### Two Further Bedrooms

A second double bedroom and a well-sized single bedroom, each with ample natural light.

##### Family Bathroom

A modern three-piece suite with a bath and shower over.

##### Outside

The property enjoys an enclosed rear garden, ideal for outdoor dining, play or easy maintenance.

To the front there is access to a garage with additional parking space in front, offering valuable convenience in this popular residential setting.

##### Location

Chaucers Grove is a sought-after development offering easy access to Exeter city centre, well-regarded local schools, shops, and transport links, including quick access to the M5 and major routes.





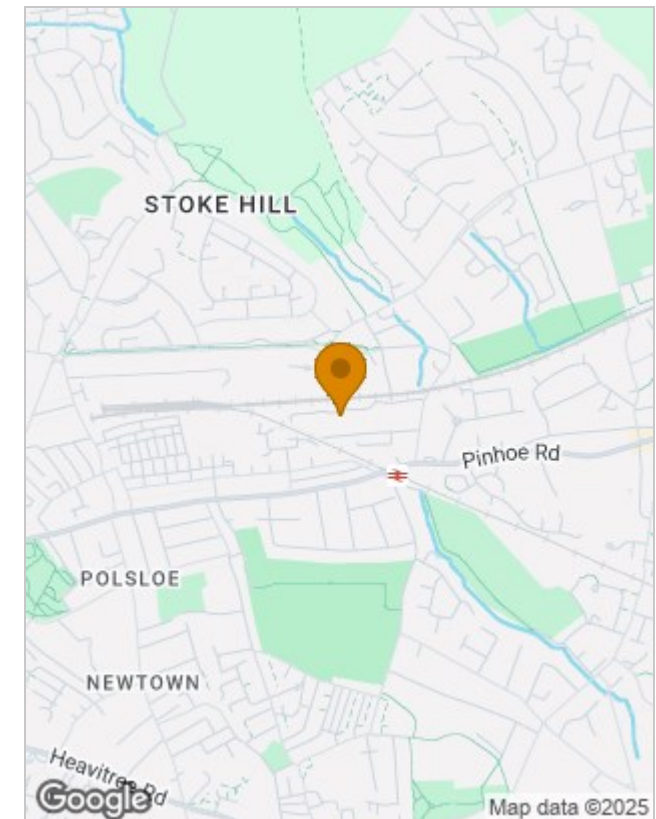




## Floor Plans



## Location Map



## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

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