



Connells

Chaucer Grove
Exeter

Chaucer Grove Exeter EX4 7BX



Property Description

A THIRD FLOOR 2 bedrooms APARTMENT in the PINHOE AREA with open plan large lounge/kitchen/diner perfect for entertaining. Ideal for access for commuters to the M5, transport links including train station, shops and supermarkets. Outside there is also driveway parking to a GARAGE. Ideal home for first time buyers and investors. The accommodation comprises:- Communal entrance hallway, entrance hallway, lounge/kitchen/diner, 2 bedrooms and bathroom/WC.

Entrance

Double glazed door to front, stairs to third floor.

Entrance Hall

Intercom system, storage cupboard, wall mounted radiator.

Living/ Dining Room/ Kitchen

Irregular Shaped Room 11' 6" max x 21' 3" max (3.51m max x 6.48m)

Two double glazed front aspect windows, one double glazed side aspect window, double glazed patio doors to a Juliet balcony, wall and base units, work surfaces, plumbing for washing machine, electric oven, gas hob with extractor over, space for fridge freezer, boiler, tiling, two wall mounted radiators.

Bedroom 1

13' 8" max into door recess x 11' 1" (4.17m max into door recess x 3.38m)

Double glazed rear aspect window with open views, cupboard with shelving, wall mounted radiator.

Bedroom 2

7' 10" x 10' 3" (2.39m x 3.12m)

Double glazed front aspect window, loft access, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, bath with electric shower over, low level toilet, wash hand basin, heated towel rail, wall mounted radiator.

Parking

Driveway parking. Garage with up and over door.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1100.00

Ground Rent:
 225.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR314807

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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