



Connells

Chieftain Way
EXETER



Property Description

A 4/5 bedroom (1 en-suite) DETACHED HOUSE in the ST THOMAS location of Exeter, this is a great size family home on 3 levels and also has a great size easy maintenance garden, balcony and a roof terrace ideal for enjoying the summer evenings with a glass of wine. There is also a DOUBLE GARAGE. The location is great as you are close to local schools, shops, amenities and transport links. The accommodation comprises:- Entrance hallway, study/bedroom 5/salon, kitchen/diner, first floor landing, lounge with balcony, bedroom 3, bathroom/WC, bedroom 4, second floor landing, bedroom 1 & 2.

Entrance Hall

Double glazed door to front, under stairs storage.

Downstairs WC

Low level toilet, wash hand basin, tiling, extractor fan.

Study/ Salon/ Bedroom 5

10' 5" exc bay x 7' 2" (3.17m exc bay x 2.18m)

Double glazed front and side aspect windows, wash hand basin, wall mounted radiator.

Kitchen/ Diner

10' 10" x 14' 4" (3.30m x 4.37m)

Double glazed French doors and window to rear, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, double electric oven, gas hob with extractor over, space for fridge freezer, tiling, spotlights, wall mounted radiator.

First Floor Landing

Wall mounted radiator.

Living Room

17' 6" x 10' 3" (5.33m x 3.12m)

Double glazed rear aspect window, two wall mounted radiators, double glazed French doors to front leading to balcony, with steel and glass railings.

Bedroom 3

8' 7" max x 14' 2" max (2.62m max x 4.32m max)

Two double glazed rear aspect windows, double glazed side aspect window, wall mounted radiator.

Bedroom 4

10' 8" max exc bay x 11' 5" max (3.25m max exc bay x 3.48m max)

Double glazed front aspect window, built-in wardrobes, wall mounted radiator.

Bathroom

Bath with shower attachment, low level toilet, wash hand basin, tiling, spotlights, wall mounted radiator, extractor fan.

Second Floor Landing Bedroom 1

9' 4" x 14' 1" (2.84m x 4.29m)

Double glazed rear and side aspect windows, laminate floor, wall mounted radiator. Double French doors to terrace.

En-Suite

Shower cubicle with mains shower, low level toilet, wash hand basin, tiling, spotlights, wall mounted radiator.

Bedroom 2

10' 9" exc bay x 14' 2" (3.28m exc bay x 4.32m)

Double glazed front and side aspect windows, laminate floor, wall mounted radiator, double glazed door to roof terrace.

Roof Terrace

Patio area with glass and steel railings.

Garden

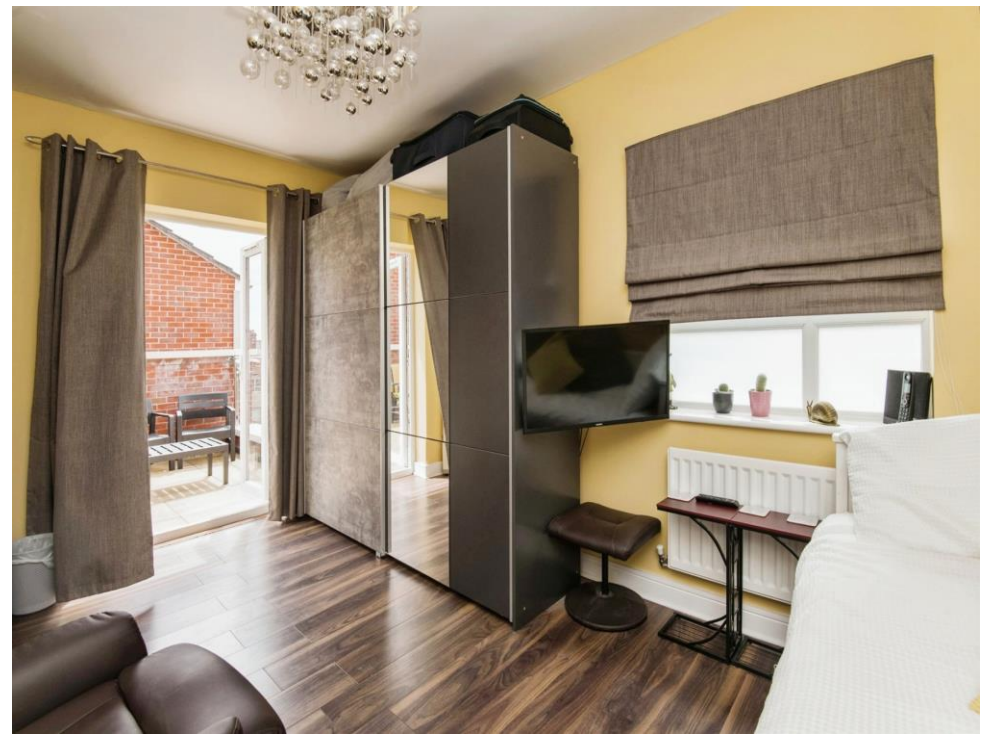
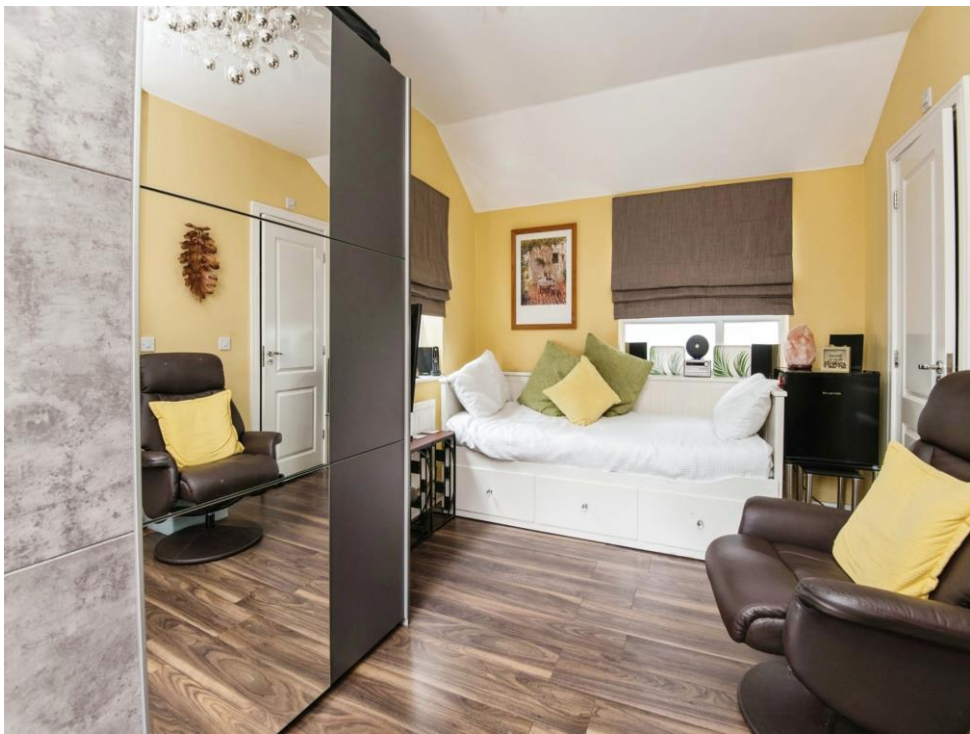
Patio garden with gate to side for bin store.

Double Garage

32' 4" x 10' 5" (9.86m x 3.17m)

Tandem garage with up and over door, base units, work surfaces, plumbing for washing machine, power and light.









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

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR314734



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR314734 - 0004