



Chestnut Avenue, Exeter

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Entrance Hall

Double glazed obscured door and window to side, under stairs storage, laminate floor, wall mounted radiator.

Lounge

14' 5" max x 12' 2" max (4.39m max x 3.71m max)
Double glazed front aspect window with countryside views, laminate floor, wall mounted radiator.

Kitchen

11' 2" x 7' 9" (3.40m x 2.36m)
Double glazed door to rear, wall and base units, work surfaces, electric cooker point, stainless steel sink unit, plumbing for washing machine, space for fridge freezer, space for tumble dryer, tiling, boiler.

Landing

Double glazed rear aspect window, wall mounted radiator.

Bedroom 1

10' 6" into recess x 12' 1" (3.20m into recess x 3.68m)

Two double glazed front aspect windows with countryside views, wall mounted radiator.

Bedroom 2

11' 2" x 7' 9" (3.40m x 2.36m)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

11' 9" into recess x 6' 7" (3.58m into recess x 2.01m)

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

Shower Room

Double glazed obscured rear aspect window, shower cubicle with electric shower, low level toilet, wash hand basin with cupboard below, under floor heating, tiling, tiled floor.

Front Garden

Lawned area with hedges.

Rear Garden

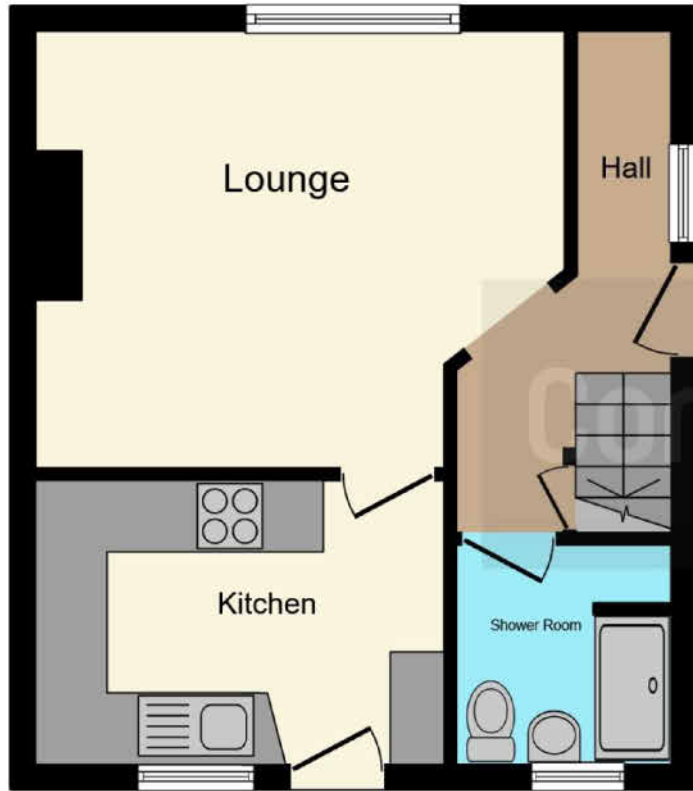
Patio area, steps to lawn, gravelled area. Raised beds, storage cupboard, shed, tap. All enclosed by fencing. Side gate to front access.

Parking

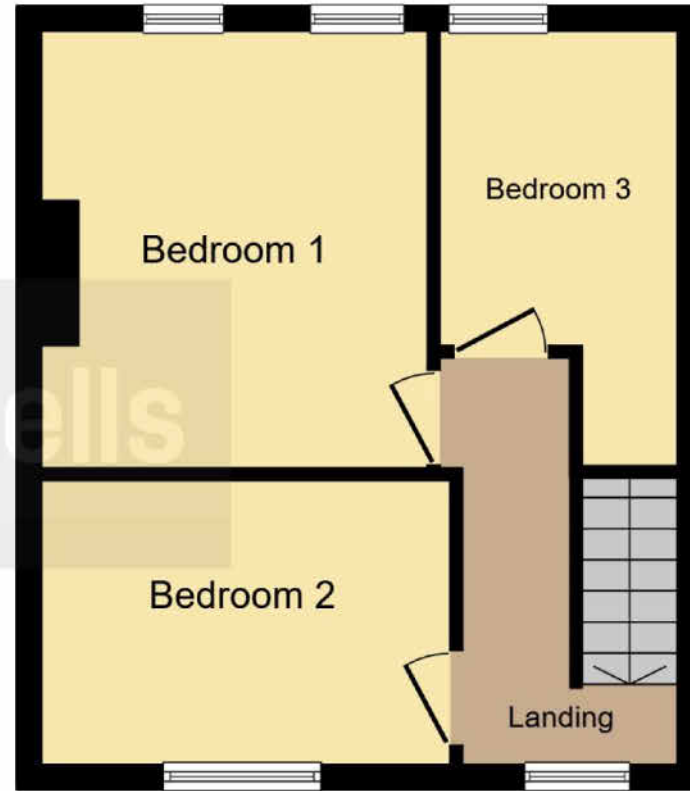
Residents parking zone.







Ground Floor



First Floor

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

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A 3 bedroom SEMI-DETACHED HOUSE in a great family location perfect for access to the R, D & E, schools, shops, transport links and amenities. The property has recently fitted windows and doors, modern shower room with under floor heating and a landscaped garden.

Council Tax Band: B

Tenure: Freehold

EPC Rating: C

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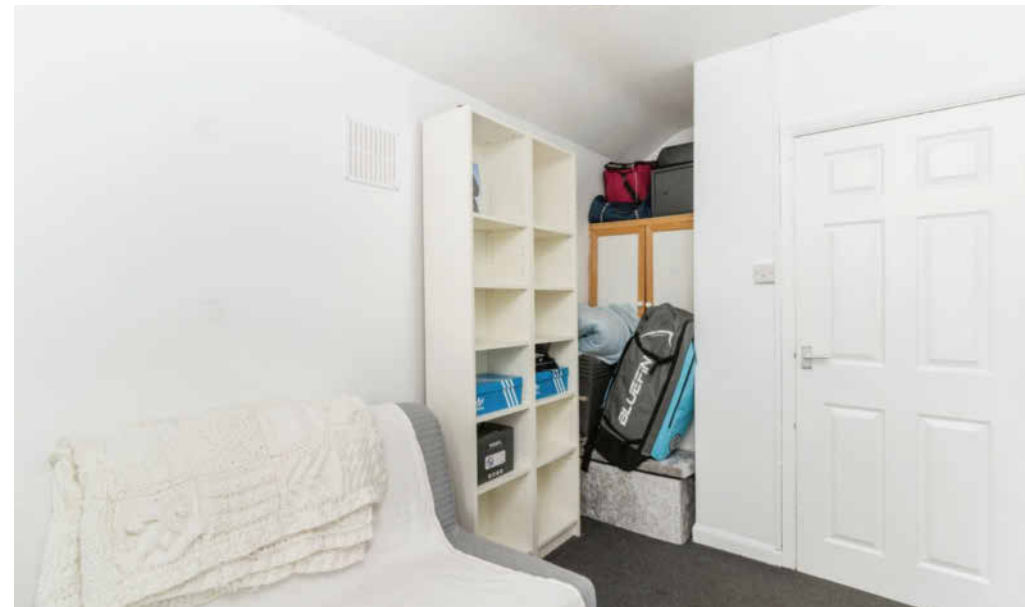
To view this property please contact us on

01392 221 331

or email exeter@connells.co.uk

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