



**Connells**

Chestnut Avenue  
Exeter



# Chestnut Avenue Exeter EX2 6DN



## Property Description

*A 3 bedroom SEMI DETACHED HOUSE located in the WONFORD area of Exeter within walking distance of the R, D & E, close to schools, shops, amenities and easy access out of Exeter and transport links into the City. Outside there are front & rear lawned gardens which also have a Wildlife Trust Award, this is a lovely space to enjoy. Outside the home is in a residents parking zone.*

*The accommodation comprises:- Entrance hallway, bathroom/WC, lounge, kitchen, first floor landing and 3 bedrooms.*



## Entrance

Enter the property through a door to the side aspect into the entrance hallway. There are stairs leading to the first floor and storage cupboard housing the boiler.

## Lounge

14' 5" x 11' 7" ( 4.39m x 3.53m )

Double glazed window to the front aspect, fireplace and picture rail.

## Kitchen

11' 3" x 8' ( 3.43m x 2.44m )

Comprising; Matching wall and base units with complimentary work surface over, stainless steel sink ,plumbing for washing machine, space for fridge / freezer and electric cooker. Double glazed window and door to the rear aspect.

## Bathroom

Comprising; Wash hand basin, WC, bath with shower over and double glazed window to the rear aspect.

## First Floor

To the first floor there is a double glazed window to the rear aspect and airing cupboard.

## Bedroom One

11' 8" x 10' 5" into recess ( 3.56m x 3.17m into recess )

Built in wardrobes, two double glazed

windows to the front aspect.

## Bedroom Two

11' 3" max x 8' max ( 3.43m max x 2.44m max )

Double glazed window to the rear aspect and picture rail.

## Bedroom Three

8' 7" x 6' 8" ( 2.62m x 2.03m )

Double glazed window to the front aspect.

## Outside

To the front of the property there is a lawned area, pond, hedges and fruit trees.

The rear garden is mostly laid to lawn with pond, storage shed, fruit trees all enclosed with fencing.

**Council Tax Band: B**



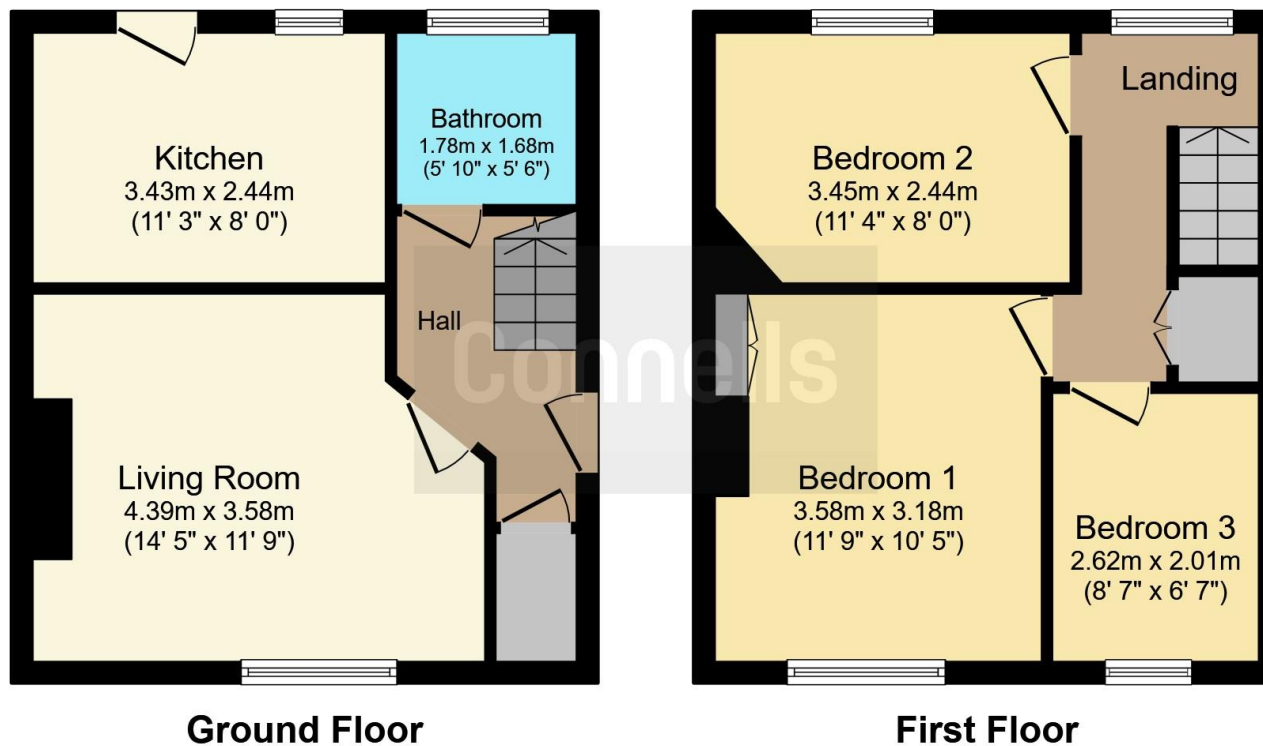












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: C**

Tenure: Freehold

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