



Connells

Chaucer Grove
Exeter

Chaucer Grove Exeter EX4 7BX



Property Description

A SECOND FLOOR 2 bedroom 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 ALLOCATED PARKING SPACE. Ideal home for first time buyers and investors. The accommodation comprises:- Communal entrance hallway, entrance hallway, lounge/kitchen/diner, 2 bedrooms and bathroom/WC.



Communal Entrance Hall

Storage cupboard. Stairs to second floor.

Entrance Hall

Intercom system, loft access, storage cupboard, wall mounted radiator.

Kitchen/ Diner/ Living Room

26' 6" max x 11' 6" (8.08m max x 3.51m)
Three double glazed front aspect windows , double glazed patio doors to Juliet balcony, wall and base units, work surfaces, electric oven, gas hob with extractor over, plumbing for washing machine, space for fridge freezer, stainless steel sink unit, tiling, two wall mounted radiators.

Bedroom 1

11' 1" x 10' 10" (3.38m x 3.30m)
Double glazed rear aspect window, storage cupboard, wall mounted radiator.

Bedroom 2

10' 4" x 8' 1" (3.15m x 2.46m)
Double glazed front aspect window, wall mounted radiator.

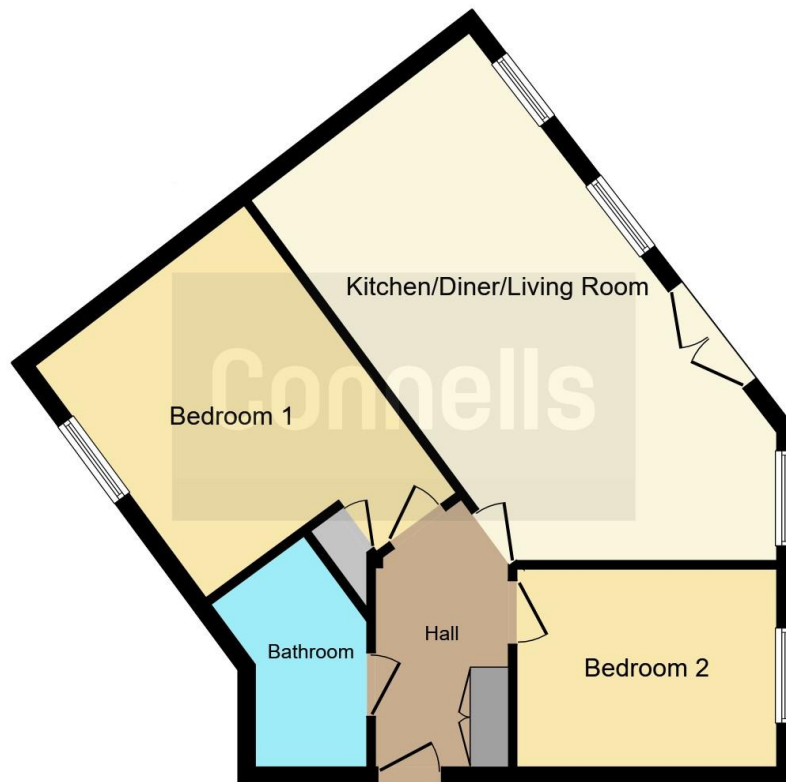
Bathroom

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

Parking

One allocated parking space.





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:
 1244.00

Ground Rent:
 225.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR315608

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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