



Connells

Chard Road
Exeter



Property Description

GUIDE PRICE - £425,000-£450,000. This spacious semi-detached home is positioned in a popular location offering easy access to the city centre. There is level access to the front entrance and the property benefits from a spacious ground floor layout with a living/dining room, kitchen/breakfast room with utility and a further reception room and conservatory all on the ground floor. Upstairs, there are four bedrooms and a wet room. Externally the garden runs across the side and rear aspects offering ample space for landscaping into a beautiful private area to enjoy.

Downstairs Wc

Double glazed front aspect window, low level toilet, wash hand basin.

Living/ Dining Room

Fireplace, two wall mounted radiators.

Breakfast Room

Open plan room with double glazed side aspect window, under stairs storage, space for fridge freezer, wall mounted radiator.

Kitchen

Double glazed side aspect window, sink unit, gas cooker point, wall and base units, work surfaces.

Utility

Double glazed side aspect window, fitted units, space for washing machine, boiler.

Conservatory

Patio doors from the living room into the conservatory. Wall mounted radiator.

Reception Room

(Former Post Office Shop)

Front aspect window, side aspect window and door, wall mounted radiator.

Landing

Double glazed side aspect window.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

Double glazed rear aspect window, built-in wardrobe, wall mounted radiator.

Bedroom 4

Double glazed front aspect window, wall mounted radiator.

Wet Room

Double glazed obscured side aspect window, mains shower, low level toilet, wash hand basin, wall mounted radiator.

Outside

Lighting at the front and rear access. Double garage, both with power and light, front garden with gravelled area, with gates access for parking. Side gate to rear garden with flower beds, artificial lawn, path leading to steps up to rear door and outside storage cupboard. Walled surround.

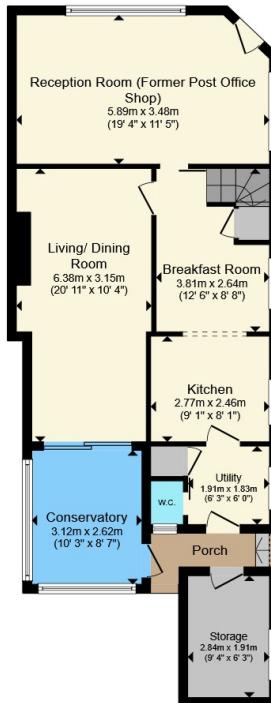
Agents Note

The vendor has informed us that the solar panels are owned outright and there are two storage batteries.

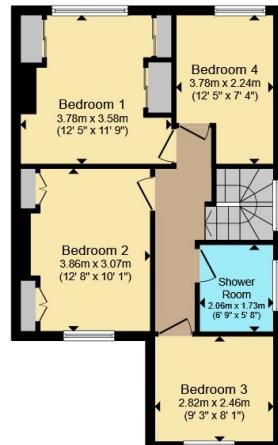




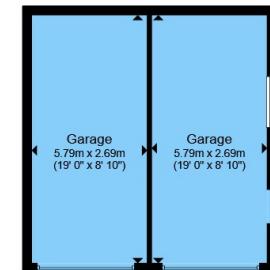




Ground Floor



First Floor



Garage

Total floor area 163.0 m² (1,754 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating:
Awaited

Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317311



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