



Chancellors Way, Exeter  
Guide Price £275,000





# 100 Chancellors Way

## Exeter, EX4 9DX

\*\*\*Guide Price £275,000 - £285,000\*\*\*

A three bedroom mid-terraced house, situated in an elevated position within a popular residential location. The property gives some of the best views in the city, from Woodbury Common to Exmouth Marina and over to Haldon Hill. The property also has an open plan living/dining room, kitchen and sun room. Some minor modernisation is required but the property has fantastic potential to be a great family home.

- A MID-TERRACED HOME WITH STUNNING VIEWS
- KITCHEN & SUN ROOM
- GARDEN TO REAR & SLOPED GARDEN TO FRONT
- THREE GOOD SIZED BEDROOMS
- STUNNING VIEWS OF THE CITY FROM BEDROOMS ONE & THREE
- NO ONWARD CHAIN
- OPEN PLAN LIVING/DINING ROOM
- IN NEED OF MINOR MODERNISATION
- FREEHOLD



## **The Property**

This terraced home offers spacious accommodation while giving some of the best views in the city. On a clear day you're able to see across Woodbury Common, to Exmouth Marina and west towards Haldon Hill.

On the ground floor, the entrance hall gives access to the living area and kitchen. The open plan living room naturally divides into a sitting area and dining area, the living area has a fireplace and a large window to the front giving lovely views. The dining area has space for a table and also gives access out to the sun room, which overlooks the rear garden. The kitchen is fitted with wall and base units including fitted oven and space for appliances. There is a door to the sun room.

On the first floor there are three bedrooms, bedroom one is a large double room to the front with a window giving stunning views of the city and beyond. Bedroom two is also a double room with a built in cupboard and a window to the rear overlooking the garden. Bedroom three is a generous single room with a window to the front giving lovely views. Completing the accommodation is the bathroom which has a fitted white suite including a shower over the bath.

Externally there is a sloping garden to the front with stairs leading to the front door. The rear garden has a small seating area from the conservatory and steps up to the lawned area. There is seating area at the top which enjoys the afternoon sun.

Overall, this property represents a wonderful opportunity to acquire a spacious family home that has obvious potential for enhancement, an early viewing is recommended to appreciate the opportunity on offer.

Please note that the property is accessed by several steps and may not be suitable for people with mobility issues.

## **The Location**

Chancellors Way is in an elevated position, giving fantastic views across the city. It is close to nearby primary and secondary schools, Morrisons supermarket and the local shops on Beacon Lane. Polsloe Bridge train station is within walking distance and Pinhoe train station is a short drive away. There are regular bus services stopping close by leading to the city centre which is only a couple of miles away whilst the main University campus is also equally accessible.

## **Directions**

From the city centre, leave the city via Sidwell street and take the first exit at the roundabout onto Old Tiverton Road. Continue to the end of the road and at the roundabout, take the third exit onto Prince Charles Road and then proceed the roundabout, taking the first exit onto Calthorpe Road. Continue along the road and into Beacon Lane, going over the mini roundabout and past the Devon Yeoman pub on your left. Turn left into Chancellors Way and head up the hill, continue along past Celia Crescent and the property can be found on the right.

## **Entrance Hall**

Stairs to first floor, doors to living room and kitchen

## **Living Room**

A large room that naturally divides into a sitting and dining area. Double aspect windows to front and back, giving amazing views to the front. Doors to kitchen and sunroom.

## **Kitchen**

Fitted wall and base units with fitted oven and extractor. Window and door to sun room.

## **Sun Room**

Windows to rear, door to rear garden.

## **First Floor Landing**

Doors to all bedrooms and bathroom.

## **Bedroom One**

Double room with window to front giving stunning views.

## **Bedroom Two**

Double bedroom with window to rear overlooking the rear garden.

## **Bedroom Three**

Good-sized single room with window to front giving more stunning views.

## **Bathroom**

White suite with bath and shower over, W.C and wash hand basin.

## **Outside**

Sloped front garden with steps up to front door. Rear garden with lawned area and patio at the top.







Floor 0

Approximate total area<sup>(1)</sup>

838.1 ft<sup>2</sup>

77.86 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

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- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

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## Miscellaneous items

EPC: D

Council Tax: B

Utilities: All main services

Authority: Exeter City

Tenure: Freehold

For more information or to book a viewing, please contact:

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