



Addison Close, Exeter
£240,000



46 Addison Close

Exeter, EX4 1SL

The Property

This superb mid-terraced house has been recently modernised by the current owner and will be perfect for buyers looking to move in with little or no work to do. The property has two bedrooms, a generous living room and a lovely kitchen/breakfast with newly fitted units and appliances. There are two first floor double bedrooms, a bathroom with white suite and plenty of storage, there is new flooring throughout the ground floor and the hallway, stairs and landing are about to be redecorated. Externally, there is a large driveway to the front with space for at least two cars and a landscaped rear garden with raised decking, seating areas, Astroturf lawn and three storage sheds. One of the sheds has been built with the intention of being an office, workshop or hobby room. There is a gate to the rear giving access for bins etc. The property is ideal for first time buyers or anyone looking to be on the edge of the city with easy access in.

The Location

The property is located in the popular Rehills area of St. Thomas, close to many local amenities including shops, schools, takeaways, hairdresser and a veterinary surgery. There is also the nearby shops on Cowick Street, including the Cowick Street Precinct, and then a wealth of further amenities in the city centre. St. Thomas has a proud and close community, making it perfect for families or anyone wanting to be involved in the many local activities. St. Davids Station is within easy reach, with access to rail networks spanning the whole country. There is a regular bus service to and from the city centre.





Directions

From Exe Bridges, take the exit for Okehampton Street and then continue into Okehampton Road. At the end of the road, continue at the traffic lights into Redhills and continue to the top of the hill. Once at the top, take the first turn on the right into Addison Close and then turn right again. The property can then be found on the right hand side.

Entrance Hall

Stairs to first floor, door to kitchen/breakfast room.

Kitchen/Breakfast Room

Recently fitted wall and base units with integrated oven, hob and extractor. Space for several appliances. Window to front and door through to living room.

Living Room

Window to rear overlooking the garden. Two storage cupboards including one under the stairs. Door to rear garden.

First Floor Landing

Doors to both bedrooms and bathroom. Built in airing cupboard.

Bedroom One

Large double room with window to front and built in wardrobe.

Bedroom Two

Double room with window to rear and built in wardrobe.

Bathroom

White suite including bath with shower over and tiled surround, W.C and wash hand basin. Obscure window to rear.

Outside

Large driveway to front with space for at least two cars. Landscaped garden to rear with seating areas, Astroturf lawn and three storage sheds, including one that could be a workshop or office.



Miscellaneous items

EPC: C
Council Tax: C
Utilities: All main services
Authority: Exeter City
Tenure: Freehold

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

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

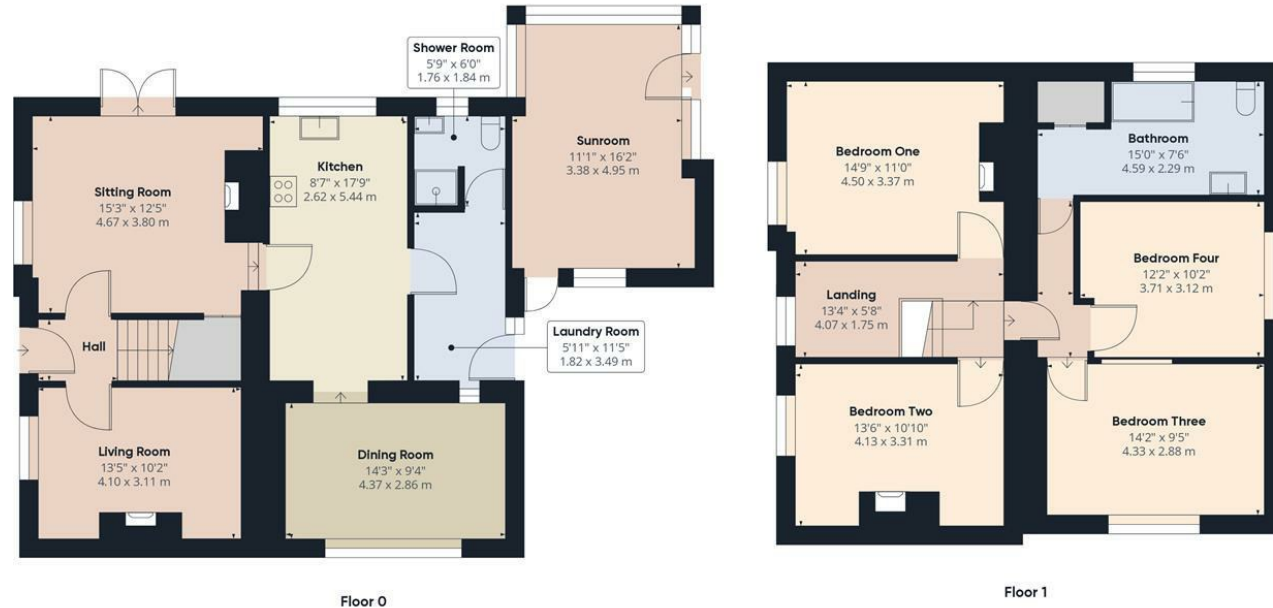
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- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your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

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Approximate total area[®]

1732.46 ft²
160.95 m²

(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.

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T: 01392 259395

E: Exeter@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 20 Queen Street, Exeter, Devon, EX4 3SN

