

## 21 Chanter Court, Bishop Westall Road, Exeter, EX2 6NH



A tastefully presented 3 bedroom mid-terrace house situated at the end of a quiet cul-de-sac, located conveniently off Topsham Road. The home has been improved by the current owners and has a light and spacious feel. The accommodation benefits from an entrance hall, lounge, kitchen/dining room, three first floor bedrooms, bathroom, cloakroom, enclosed rear garden, off road parking. Viewing is highly recommended.

**Asking Price £299,950   Freehold   DCX02333**

# 21 Chanter Court, Bishop Westall Road, , Exeter, EX2 6NH

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hallway

Accessed via uPVC front door with part glazed front door with doors to kitchen and living room. Storage cupboard. Radiator. Stairs to the first floor.

### Kitchen/Dining Room 9' 5" x 15' 4" (2.865m x 4.668m)

Front aspect uPVC double glazed window. Fitted range of eye and base level units. Gas cooker point. Electric cooker point. Plumbing for washing machine. Stainless steel sink with mixer tap and single drainer. Wall mounted boiler. Radiator. Storage cupboard.



### Living Room 9' 9" x 15' 8" (2.983m x 4.785m)

Rear aspect uPVC double glazed doors opening on to the rear gardens, Television point. Telephone point. Radiator.

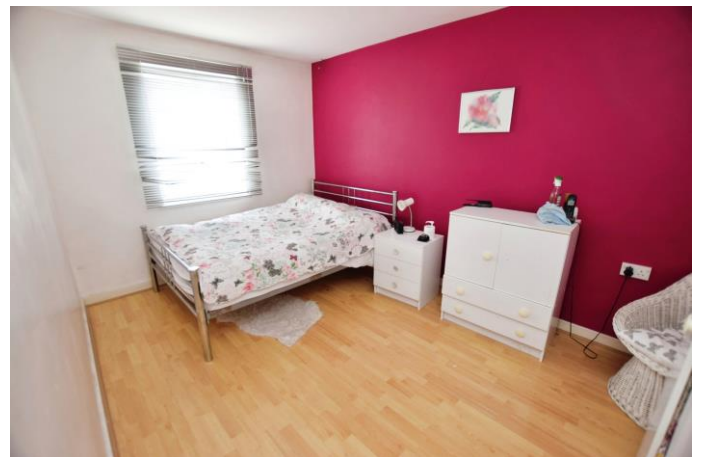


### First Floor Landing

Access to loft void above. Cupboard housing water tank with immersion heater. Storage cupboard.

### Bedroom One 8' 9" x 13' 10" (2.679m x 4.205m)

Rear aspect uPVC double glazed window. Radiator. Laminate effect flooring.



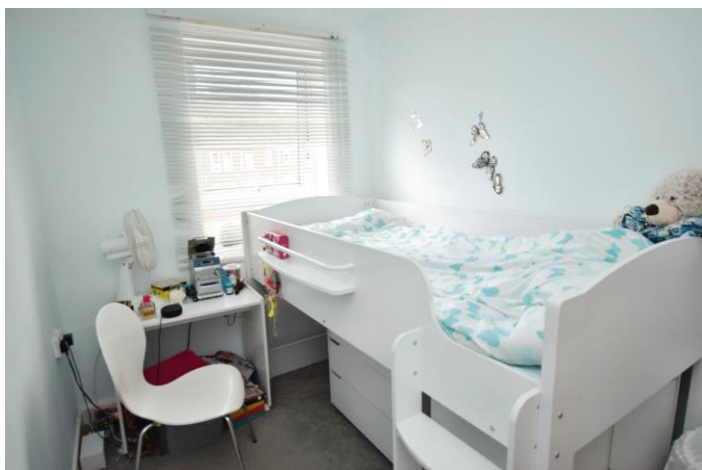
### Bedroom Two 9' 10" x 6' 7" (2.995m x 2.014m)

Front aspect uPVC double glazed window. Built-in wardrobe with hanging space. Radiator.



### Bedroom Three 9' 8" x 6' 8" (2.951m x 2.032m)

Rear aspect uPVC double glazed window. Radiator.



### Cloakroom

Front aspect uPVC double glazed frosted window. Low level WC.

### Bathroom

Three piece white suite comprising of low level WC, hand basin with mixer tap, bath with handheld Mira shower above. Heated towel rail.



### Rear Garden

Private enclosed courtyard garden with full length patio. Wooden shed. Rear access via wooden gate.



### Front of the property

Private pathway leading to the front door.



TOTAL: 95.2 m<sup>2</sup> (1,025 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any 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.Property24.co.uk

### Solar panels

The property benefits from solar panels which help to heat the hot water.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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