



26 Chaucer Rise., Exmouth, EX8 5SY  
Price Guide £300,000

A fantastic opportunity to acquire this well-presented three-bedroom semi-detached family home, offering spacious and practical accommodation, enclosed front and rear gardens, a garage and off-road parking. Available with no onward chain, the property is ideally suited to first-time buyers, families and investors alike.

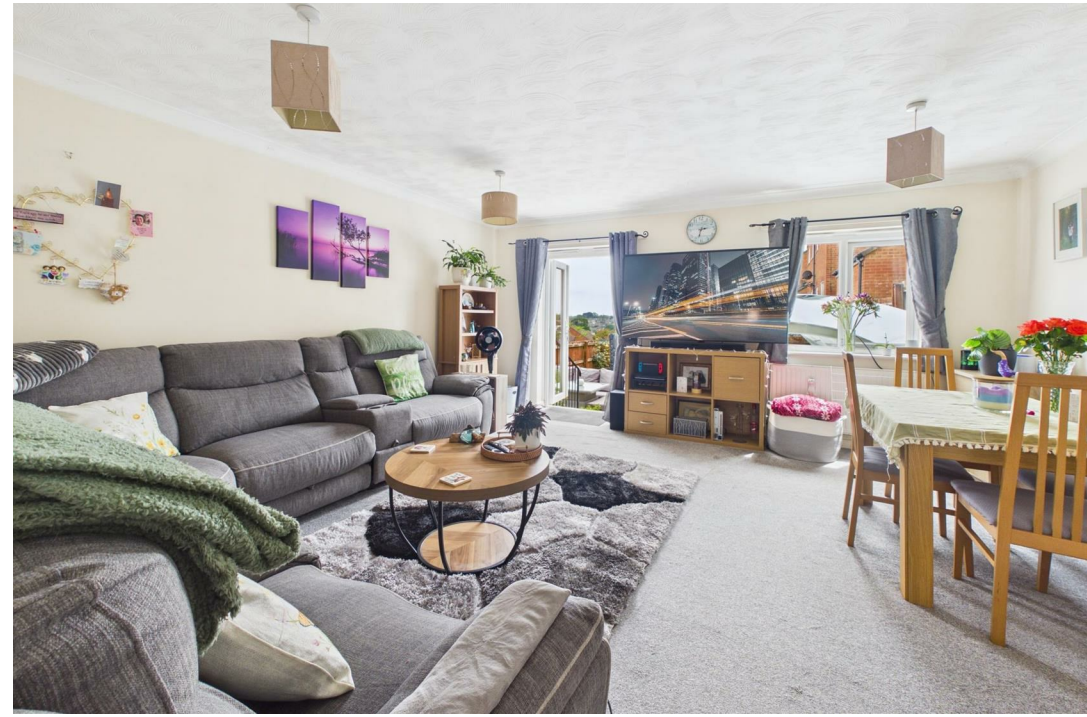
The accommodation is arranged around a welcoming entrance hallway, leading to a generous living room positioned to the rear of the property. Bright and spacious, this room provides ample space for both relaxation and entertaining, with direct access to the garden. The separate kitchen offers a range of storage units and worktop space, while a convenient downstairs WC completes the ground floor.

To the first floor are three well-proportioned bedrooms, providing flexible accommodation for families, guests or those working from home. These are served by a family bathroom accessed from the landing.

A particular feature of the property is its fully enclosed outdoor space. To the front is a private enclosed garden, creating an attractive buffer from the road and offering additional usable outdoor space. To the rear, the generous enclosed garden is mainly laid to lawn with a patio area ideal for outdoor dining and entertaining. Combined, the front and rear gardens provide an abundance of outdoor space, almost giving the feel of having two separate gardens, making the property especially appealing for families, children and pet owners.

Further benefits include a garage and allocated parking, providing valuable storage and practical off-road parking.

Situated within the popular Chaucer Rise area of Exmouth, the property enjoys convenient access to local schools, supermarkets, parks and transport links. Exmouth town centre, marina and seafront are all within easy reach, offering a wide range of shops, cafés, restaurants and leisure facilities, while excellent road and rail connections provide straightforward access to Exeter and the surrounding area.



## Ground Floor

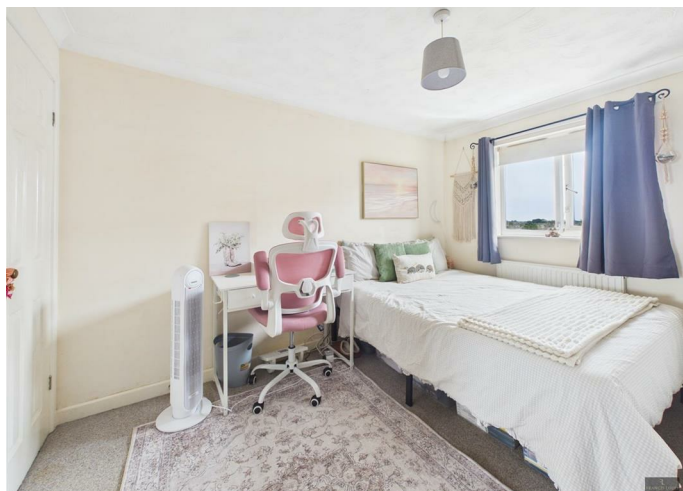
A welcoming entrance hall provides access to the principal accommodation and includes a useful ground floor WC. Positioned to the front of the property is the fitted kitchen, offering a range of base and wall-mounted units, ample worktop space and room for everyday appliances. To the rear, the impressive living and dining room extends the full width of the property, creating a bright and versatile space for family living and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light and providing an excellent connection between the indoor and outdoor living areas.

## First Floor

The first floor comprises three well-proportioned bedrooms. The principal bedroom is a generous double room overlooking the rear garden, while the second bedroom provides a further comfortable double. The third bedroom offers flexibility as a child's room, nursery, dressing room or home office. A family bathroom serves all three bedrooms and is conveniently located off the landing.

## Outside

One of the standout features of the property is its exceptional outdoor space. To the rear is a generous enclosed garden, predominantly laid to lawn with patio areas ideal for outdoor dining, entertaining and family use. The garden enjoys a good degree of privacy and provides ample space for children and pets to enjoy. In addition, the property benefits from a further enclosed front garden, creating an unusually large amount of outdoor space for a modern home and almost giving the feel of having two separate gardens.



## Parking & Garage

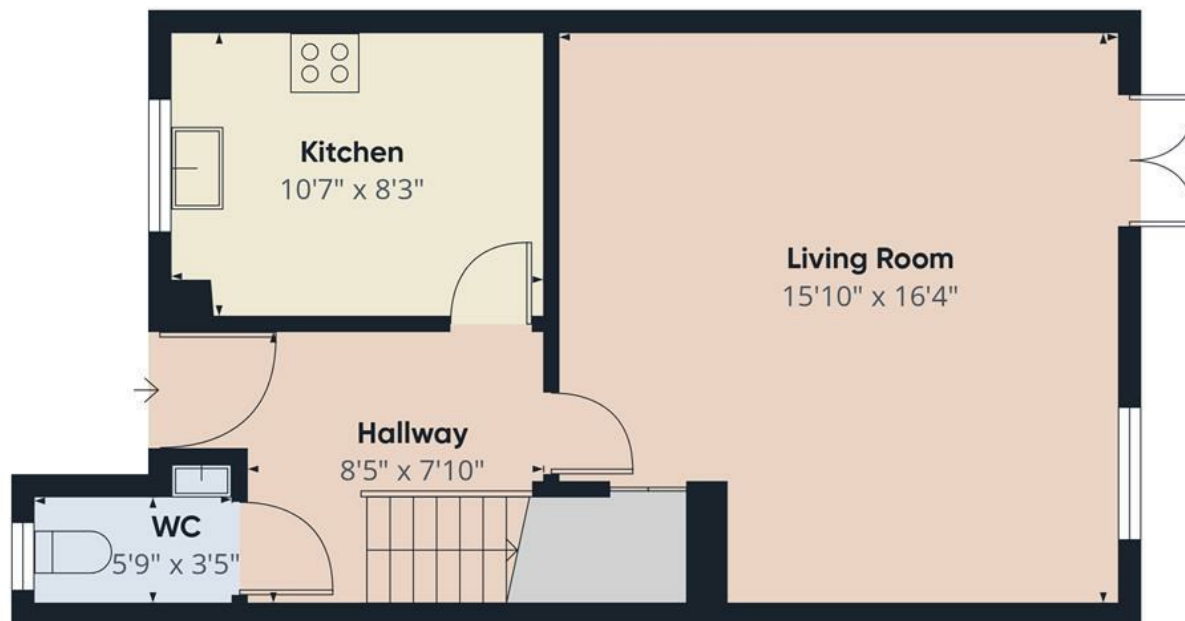
The property benefits from a garage and allocated parking, providing valuable off-road parking and additional storage space.

## Location

Situated within the popular Chaucer Rise development in Exmouth, the property enjoys easy access to local schools, supermarkets, parks and transport links. Exmouth town centre, marina and seafront are all within easy reach, offering an excellent selection of shops, cafés, restaurants and leisure facilities, while regular road and rail connections provide straightforward access to Exeter and the surrounding area.

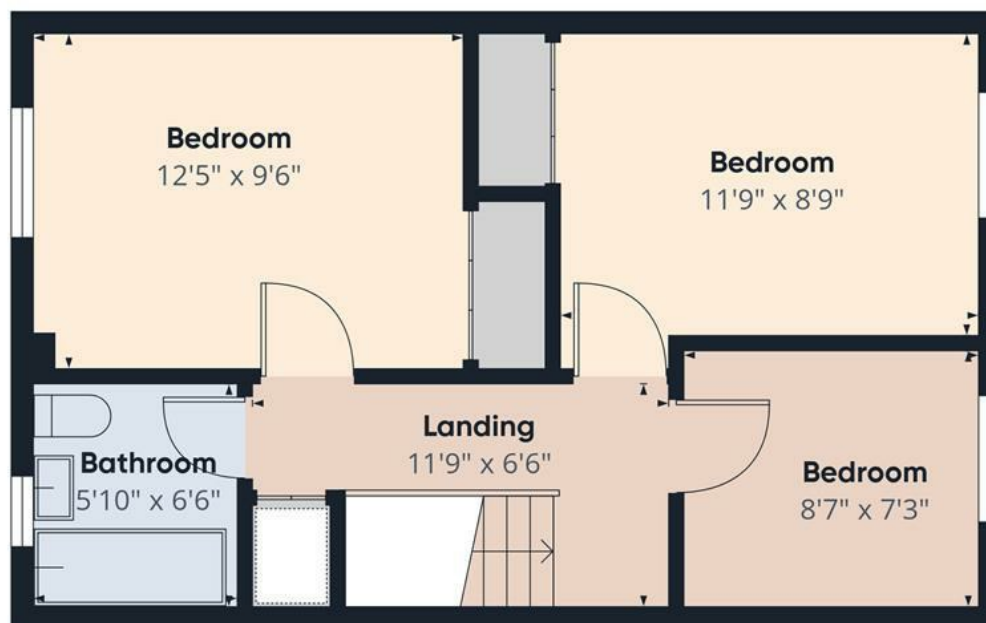






Ground Floor

Approximate total area<sup>(1)</sup>  
839 ft<sup>2</sup>



Floor 1

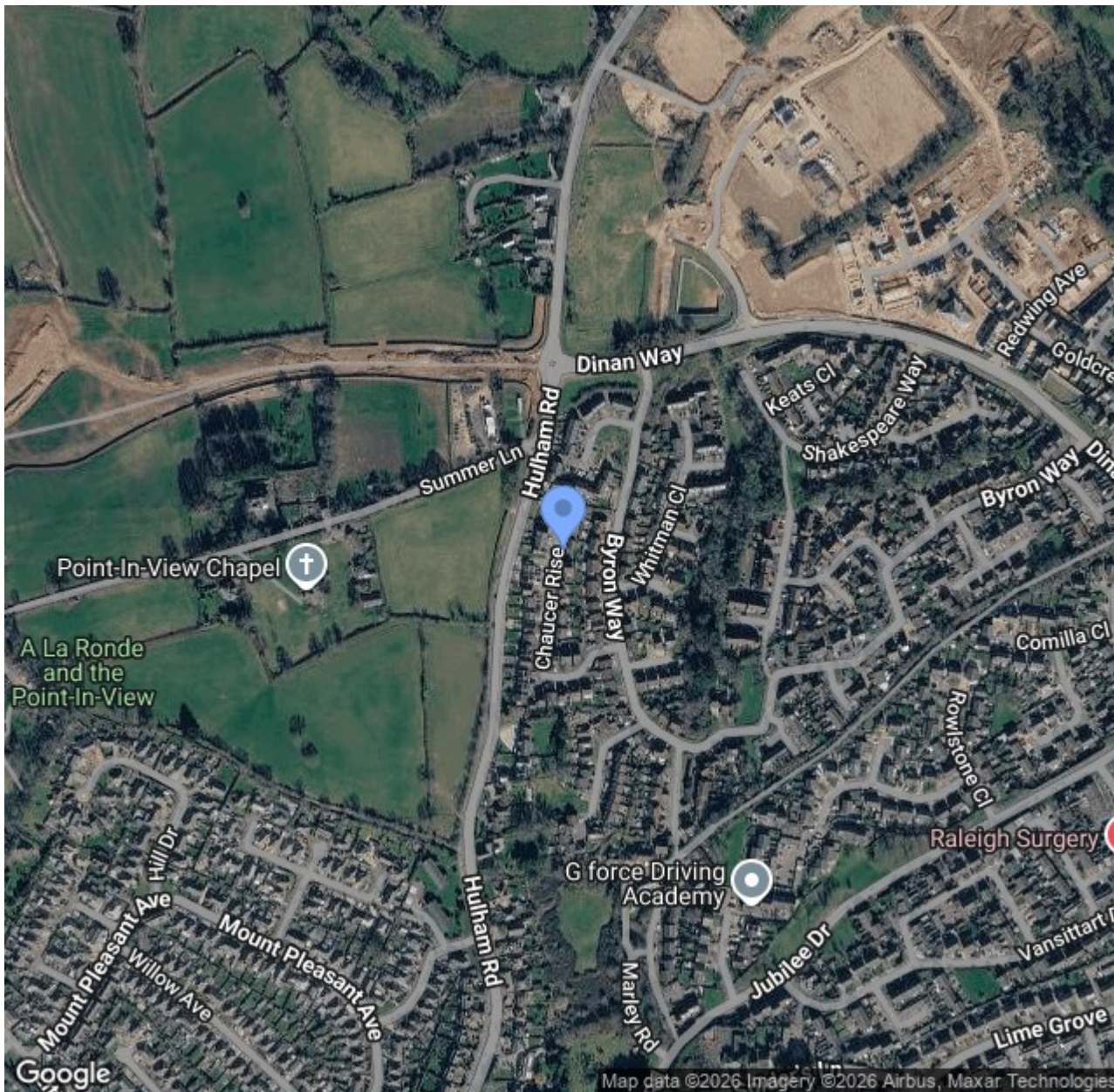
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







- 3 bedrooms
- Semi detached
- Front and Rear Private Garden
- Garage
- Drive
- No Chain