



**Connells**  
connells.co.uk 01392 221 331  
**FOR SALE**

**Connells**

Chestnut Avenue  
Exeter



## Property Description

**GUIDE PRICE £230,000 - £240,000**

*The property is approached via a gated pathway leading through an enclosed front lawn to the main entrance. The front door opens into a welcoming hallway with stairs rising to the first floor and access to a ground floor shower room. From the hallway, a door leads into the living room which features a gas fire and a front aspect window allowing natural light to fill the space. The kitchen is positioned to the rear of the property and offers a range of wall and base units, a rear aspect window, and a door providing direct access to the garden. Upstairs, the first floor provides three bedrooms. The third bedroom works well as a good-sized single bedroom or study and enjoys a front aspect window. Alongside is a double bedroom, also positioned to the front of the property. Completing the accommodation is a further double bedroom with a rear aspect window overlooking the garden.*

*Outside, the rear garden offers a pathway leading to steps which rise to a generous lawned area. The garden is planted with a variety of fruit trees, creating a pleasant outdoor space with plenty of potential for gardening or relaxing. At the far end of the garden there is a useful workshop or shed, ideal for storage, hobbies, or practical use.*

## Entrance Hall

Side aspect door and window.

## Living Room

Double glazed front aspect window, recess storage, gas fire.

## Kitchen

Double glazed rear aspect window and door, wall and base units, work surfaces, plumbing for washing machine, space for appliances, sink unit.

## Landing

Gas fire, loft access.

## Bedroom 1

Two double glazed front aspect windows, gas fire.

## Bedroom 2

Double glazed rear aspect window, gas fire.

## Bedroom 3

Double glazed front aspect window, electric heater.

## Shower Room

Double glazed rear aspect window, walk-in electric shower, low level toilet, wash hand basin, heated towel rail.

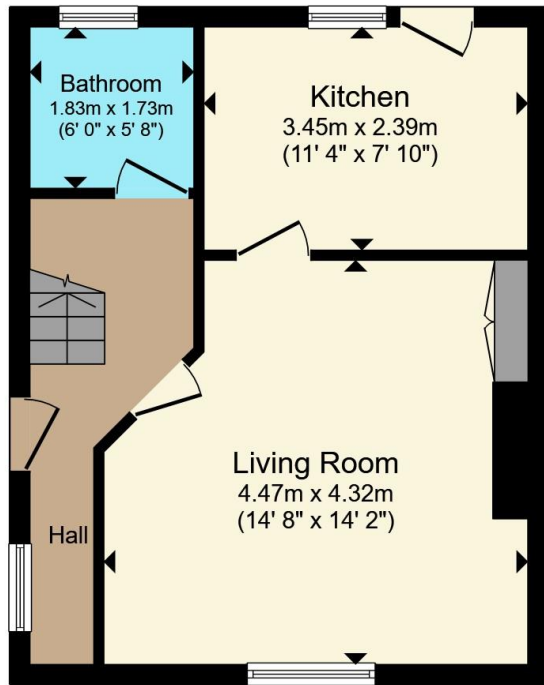
## Front Garden

Hedged frontage, small lawn, steps up from gate to door.

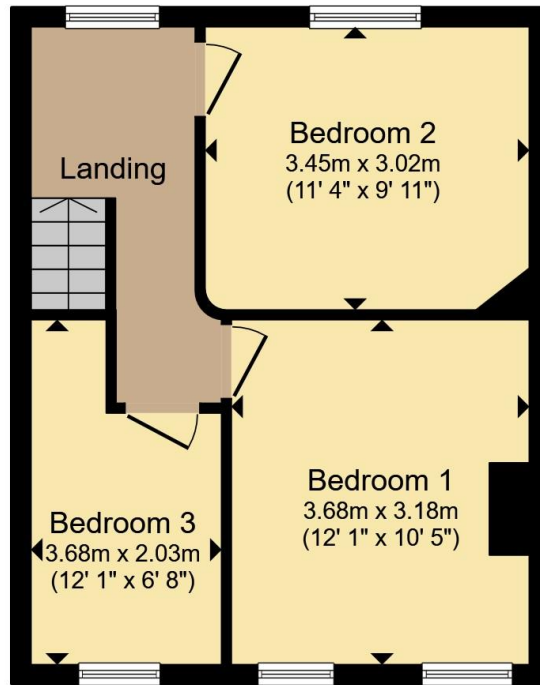
## Rear Garden

Two sheds, pathway, fruit trees, lawn.





**Ground Floor**



**First Floor**

Total floor area 72.2 m<sup>2</sup> (777 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](http://www.propertybox.io)



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EPC Rating: E Council Tax  
Band: B

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Tenure: Freehold



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Property Ref: EXR317447 - 0003