

naomi j ryan
estate agents

End Terrace

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Gas Central Heating

Garage and Parking Space

South Facing Garden

Council Tax Band: C

**Guide Price:**
**£290,000 Freehold**

# 23 Chaucer Grove,

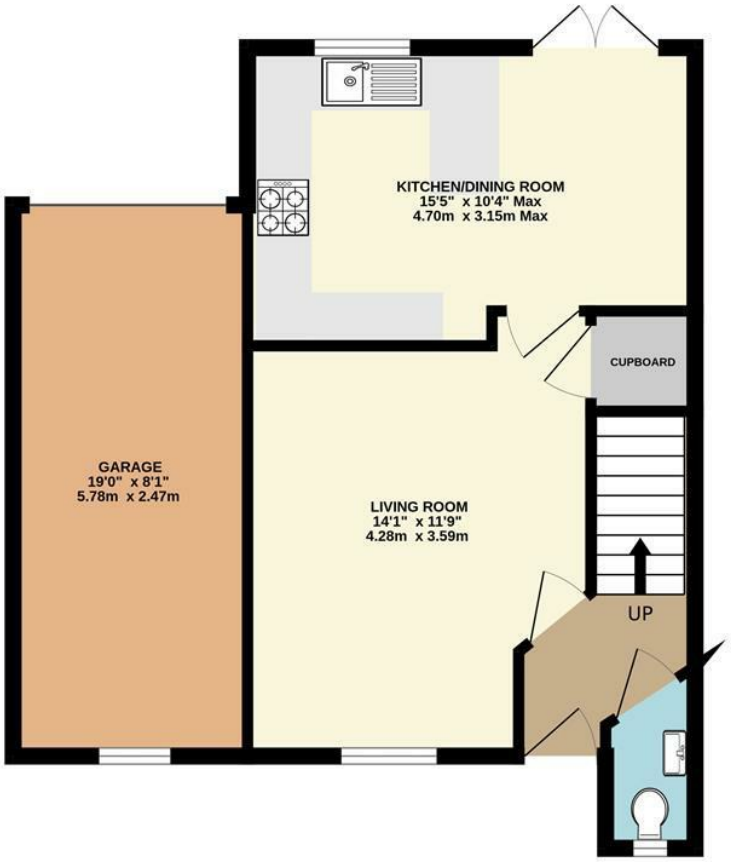
Polsloe, Exeter, Devon, EX4 7BX

www.naomijryan.co.uk

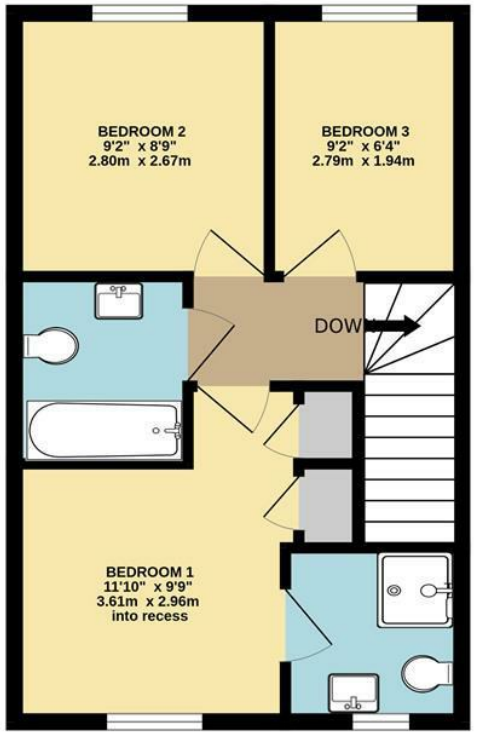
# 23 Chaucer Grove, Polsloe, Exeter, Devon, EX4 7BX

Guide Price: £290,000 Freehold

GROUND FLOOR




1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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# SUMMARY

AVAILABLE WITH NO ONWARD CHAIN. A spacious and well-presented three-bedroom end-of-terrace house featuring an exceptional south-facing landscaped rear garden. This property is situated on a no-through road in the sought-after residential neighbourhood of Polsloe. It is conveniently positioned within walking distance of Polsloe Train Station and Morrison's Supermarket, and is also easily accessible to the City Centre.

The bright and roomy accommodation includes an entrance hall, a ground-floor cloakroom, a living room, and a modern open-plan kitchen/dining room with double doors leading to the rear garden. On the first floor, there are three generously sized bedrooms, with the first bedroom benefiting from an ensuite shower and a contemporary bathroom. The property is equipped with gas central heating and double glazing. It offers a charming open view to the rear, overlooking the city and its surroundings.

Externally, there is a lovely south-facing rear garden featuring a paved patio area and a central lawn. The garden is bordered by a variety of well-stocked shrubs, and there is an additional decked seating area at the bottom. A gate provides access to the parking area, which includes one allocated parking space and a single garage located beneath an adjoining coach house.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick and render.

Utilities: Mains gas, electricity, water, and drainage. Current broadband provider: NowTV.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. https://checker.ofcom.org.uk

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.







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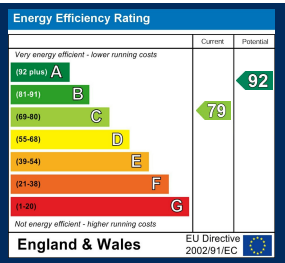
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.




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