


Complete are happy to bring to the market this great opportunity to purchase a newly refurbished three-bedroom home with front and back gardens, two separate reception rooms downstairs split by a brand new kitchen. The dining area leads to the rear garden with an outbuilding with plumbing and electric fitted. Upstairs is three-bedrooms, two doubles and a single. Call the team to arrange a viewing!

185 Chestnut Avenue | Exeter | EX2 6DP

complete.

thoroughly good property agents

PROPERTY TYPE
Semi-Detached Home

SIZE
772 sq ft

LOCATION
Exeter

AGE
1980s

BEDROOMS
3

RECEPTION ROOMS
1

BATHROOMS
1

WARMTH
Gas Central Heating

PARKING
On Road Parking

OUTSIDE SPACE
Garden

EPC RATING
64 D

COUNCIL TAX BAND
A



## in a nutshell...

- Three Bedrooms
- New Kitchen Fitted
- Spacious Living Room and Dining Room
- Family Bathroom
- Front and Rear Gardens
- Close to Local Amenities
- Excellent Transport Links
- On-Road Parking
- NO ONWARD CHAIN




complete.




complete.

## the details…

NO ONWARD CHAIN! A fantastic opportunity to purchase this well-presented three-bedroom home, offering versatile living accommodation, a brand-new kitchen and a particularly useful detached outbuilding with plumbing and electricity, providing excellent potential for a variety of uses.

The ground floor comprises two reception rooms, with a spacious living room to the front and a separate dining room, divided by a brand-new modern kitchen which also houses the gas central heating boiler. The property benefits from hard flooring throughout the ground floor, creating a practical and easy-to-maintain living space.

Upstairs, there are three bedrooms, comprising two good-sized double bedrooms and a further single bedroom, making the property suitable for couples, families or those requiring additional home-working space. The landing, stairs and all three bedrooms have recently been fitted with new carpets, adding a fresh and comfortable feel to the first floor.



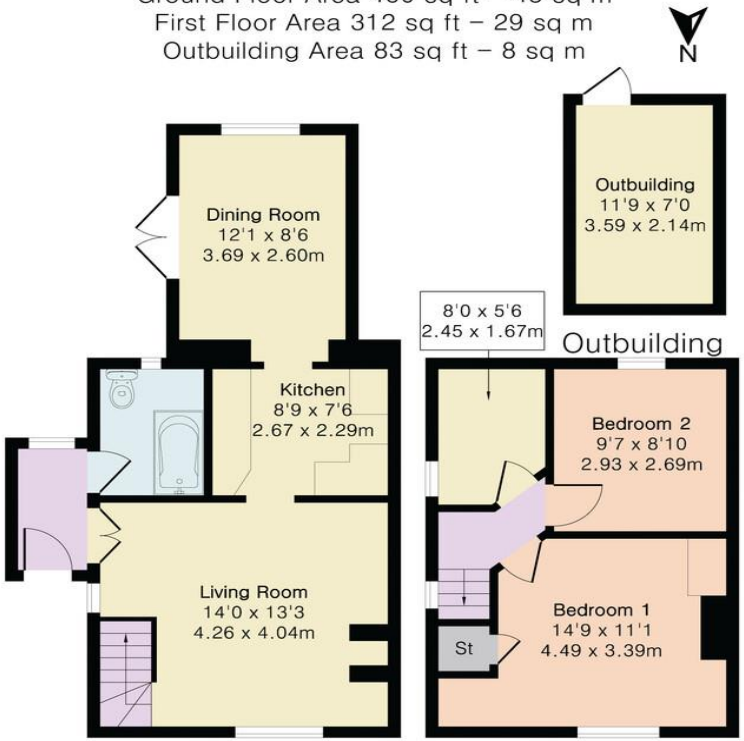
## what the owner loves most…

"the property is light and airy throughout and makes for the potential of a lovely family home"



the floorplan...

**Approximate Gross Internal Area 772 sq ft - 72 sq m**
**(Excluding Outbuilding)**
Ground Floor Area 460 sq ft – 43 sq m
First Floor Area 312 sq ft – 29 sq m
Outbuilding Area 83 sq ft – 8 sq m




PINKPLAN

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complete.

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## bear in mind...

This property is being sold as NO ONWARD CHAIN, making the conveyancing process more straight forward.



## the location...

Externally, the property enjoys both front and rear gardens. The front garden features a lovely established planting area, providing an attractive approach to the home. The rear garden has been designed with low maintenance in mind, incorporating a patio seating area, decorative stone, a fire pit and surrounding planted beds. The garden is further enhanced by newly installed fencing, providing a pleasant and enclosed outdoor space.

A particular highlight is the useful outbuilding, which benefits from both plumbing and electricity. This versatile space could be utilised as an outside home office, separate utility room, music room, hobby space or additional storage, depending on the new owner's requirements.

The property also benefits from on-street parking.

Further Information: The living room currently accommodates an area for a gas-ready fire. Please note that the lounge doors have been removed and are currently stored in the outbuilding. If these doors are reinstated, a gas fire cannot be installed or used, so this should be considered by prospective purchasers.

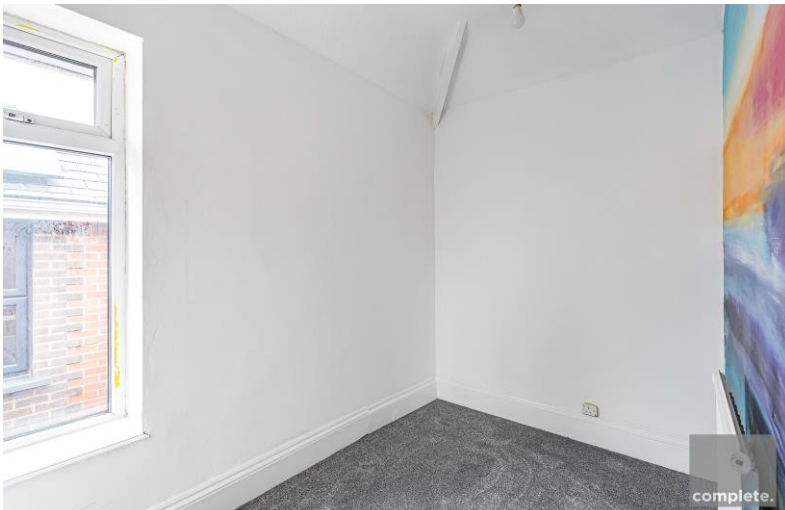
Offered to the market with no onward chain, this is a lovely home offering flexible accommodation, attractive gardens and excellent additional space, with the added benefit of a brand-new kitchen and fresh carpeting upstairs. An internal viewing is highly recommended to appreciate everything this property has to offer.

Council Tax Band A
Tenure: Freehold












Need a more complete picture? Get in touch with your local branch…

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