



Flat 21 Chichester House

Broadfields, Exeter, EX2 5RP

Welcome to Chichester House, a delightful top floor apartment located in the sought-after area of Broadfields, Exeter. This impressive two-bedroom residence offers a surprisingly spacious and bright living environment, perfect for those seeking modern comfort.

As you enter the apartment, the private hallway gives way to a welcoming lounge that boasts a large picture window, providing a striking view across mature pine trees and the opportunity to see a variety of wildlife at close quarters on a regular basis. This serene setting creates a tranquil atmosphere and peaceful retreat within easy reach of the city centre.

The property is presented in excellent condition, having undergone recent modernisation. The kitchen and shower room have been tastefully updated, ensuring a contemporary feel throughout. Additional improvements include the installation of uPVC double glazing, modern programmable electric heaters, and underfloor heating in the lounge, all contributing to a comfortable living experience.

Chichester House presents an exciting opportunity for first-time buyers or discerning landlords looking for a well-appointed property in a desirable location. The apartment is conveniently situated within easy reach of local primary and secondary schools, hospitals, Heavitree shops, and out-of-town superstores. A regular bus service to and from the city centre stops on route in Heavitree, providing excellent transport links.

Asking Price £169,500

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- NO ONWARD CHAIN
- Private Entrance Hall
- Modern uPVC Double Glazing
- Residents & Visitors Parking
- Superbly Presented Apartment
- Lounge/Diner, Modern Kitchen
- Modern Programmable Electric Heaters
- Communal Entrance Hall
- 2 Double Bedrooms & Shower Room
- Communal Clothes Drying Area

Communal Stairwell

Private Entrance Hall

11'6" x 3'10" (3.51 x 1.17)

Lounge/Diner

16'10" x 12'0" (5.13 x 3.66)

Kitchen

8'7" x 7'2" (2.62 x 2.18)

Bedroom 1

12'6" x 10'1" (3.81 x 3.07)

Bedroom 2

10'6" x 8'7" (3.20 x 2.62)

Shower Room

8'9" x 4'11" (2.67 x 1.50)

Lease and Service Charge Information

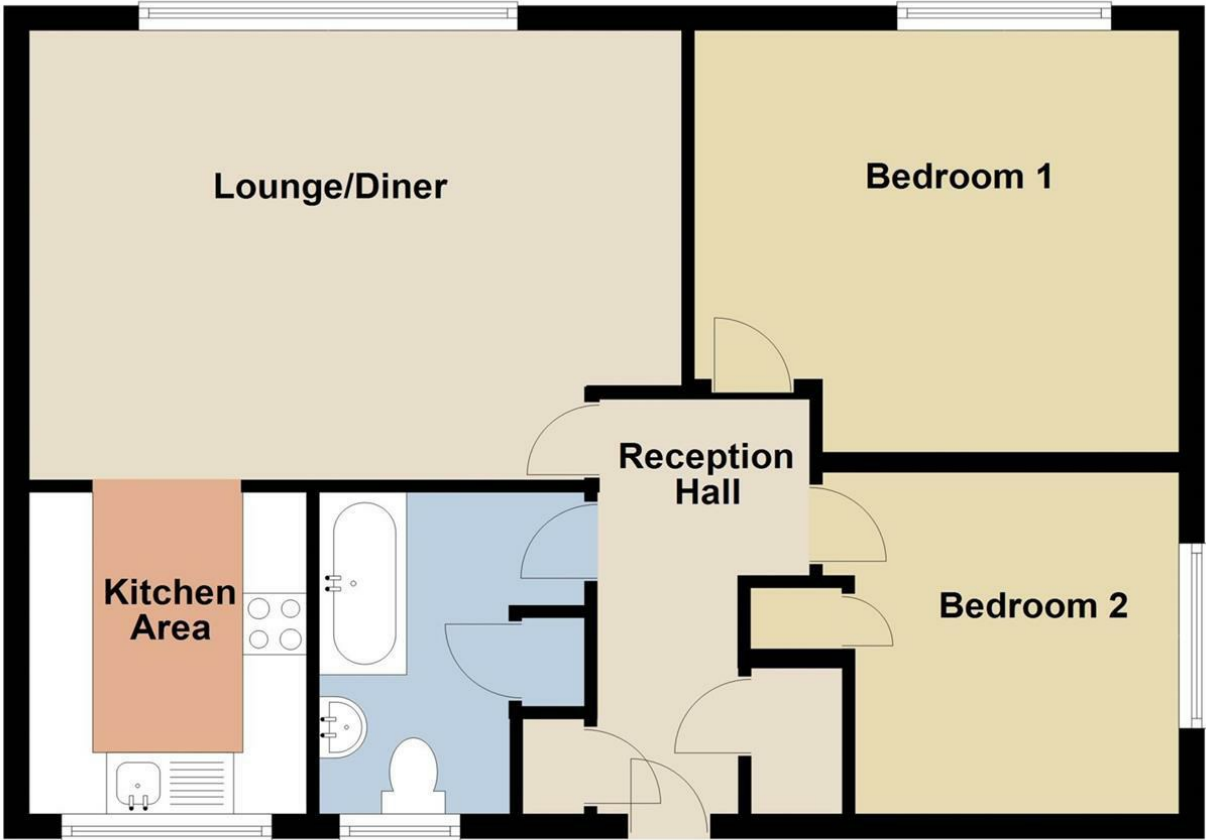


Directions

Travelling from the city centre, proceed through Heavitree and down over East Wonford Road. Turn right onto Rifford Road and take the first turning on your left into Quarry Lane. Travelling up Quarry Lane take the second turning on your left into Coates Road and then turn immediately left into the communal parking area for Chichester House. Council Tax Band: B



Floor Plan



Total area: approx. 54.0 sq. metres (581.7 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.
Plan produced using PlanUp.

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