Burgoynes
ESTATE AGENTS









2c Chaucer Avenue

Exeter, EX2 6BR

Quietly tucked away in a picturesque setting, this spacious and well modernised detached bungalow presents an exciting opportunity for those seeking home in a little known location with large south-west facing 'country cottage' style garden surrounded by trees. With three double bedrooms and ample living space, this is an ideal retirement property or family home well positioned in a friendly neighbourhood. Built between 1967 and 1975, this bungalow comes with a wood-burning stove and benefits from modern conveniences, including gas central heating & uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Situated at the far end of a popular cul-de-sac, the bungalow is reached down a short private lane serving just three similar properties. The property comes with a private parking space and a large adjoining garage with amply shelved store room. The level plot allows for a lovely cottage style rear garden, predominantly laid to lawn and featuring fruit trees, vegetable growing areas and a full-width patio that basks in sunlight for most of the day. This outdoor space is beautifully enhanced by a variety of specimen shrubs and bushes, creating a lovely environment for relaxation or entertaining.
For those who enjoy the great outdoors, easy access to the nearby countryside, riverside walks and cycle paths make it an ideal location for dog walkers and outdoor enthusiasts alike.

Chaucer Avenue is conveniently located close to a range of local amenities, including convenience stores, post office, surgery, community centre, pharmacy, hairdresser, pub, sports centre, hospitals, takeaways,

Guide Price £325,000

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- A RARE RETIREMENT GEM/FAMILY HOME
- Entrance Hall & Inner hall
- 3 Double Bedrooms & Bathroom
- Private Parking & Spacious Garage
- PEACEFULLY TUCKED AWAY LOCATION
- Lounge/Dining Room
- Gas Central Heating & uPVC Double Glazing
- EARLY VIEWINGS RECOMMENDED!
- Kitchen/Breakfast Room
- Large and Level 'Cottage Style' Gardens (S.W.)

Entrance Porch

5'8" x 3'10" (1.73m x 1.19m)

Entrance Hall

Lounge/Dining Room

16'6" x 12'7" (5.05m x 3.86m)

Kitchen/Breakfast Room

10'1" x 10'1" (3.09m x 3.09m)

Bedroom 1

13'5" x 11'3" (4.10m x 3.43m)

En-Suite

6'5" x 2'4" (1.97m x 0.72)

Bedroom 2

12'5" x 9'5" (3.81m x 2.89m)

Bedroom 3

11'1" x 9'1" (3.38m x 2.78m)

Bathroom

7'6" x 6'9" (2.30m x 2.08m)

Garage

17'0" x 14'2" (5.20m x 4.32m)

Garden



Directions









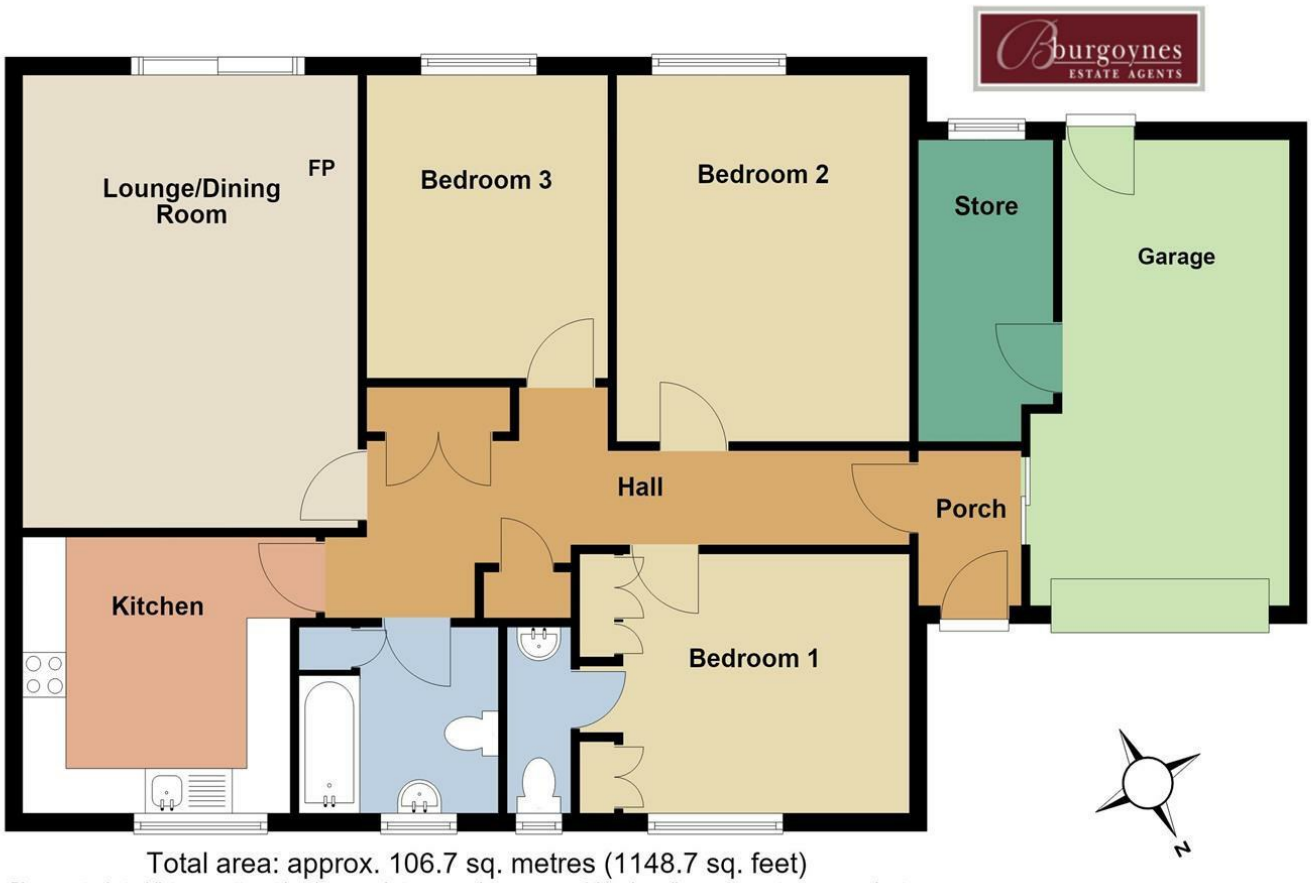








Floor Plan

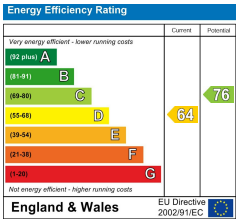


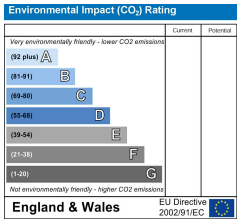
Total area: approx. 106.7 sq. metres (1148.7 sq. feet)

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 responsibilty is accepted for any other use.

2C Chaucer Avenue, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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