



**Connells**

Chestnut Avenue  
Exeter

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Exeter EX2 6DN

for sale guide price  
**£240,000**



## Property Description

**GUIDE PRICE £240,000 - £250,000. A 3 bedroom SEMI DETACHED HOUSE** located in the **WONFORD** location of Exeter ideal for access to the **R, D & E**, local shops, schools and amenities and in immaculate condition and a credit to the current sellers. There is roof insulation and further insulation under floors and in the walls. Outside there is a rear patio tiled and lawned garden, a tranquil space for enjoying summer evenings with an open outlook across fields, also in a residents parking zone. **NO CHAIN.** The accommodation comprises:- Entrance hallway, bathroom/WC, lounge, kitchen, first floor landing and 3 bedrooms.



## Entrance Hall

Double glazed obscured side aspect door, under stairs storage, walk-in storage with double glazed side aspect window, wall mounted radiator.

## Downstairs Bathroom

Double glazed rear aspect window, bath with mains shower over, tiling, spotlights, low level toilet, wash hand basin with cupboard below, heated towel rail.

## Living Room

11' 8" x 14' 5" ( 3.56m x 4.39m )

Double glazed front aspect window, laminate floor, wall mounted radiator,

## Kitchen

11' 2" x 7' 8" ( 3.40m x 2.34m )

Double glazed rear aspect window and door, wall and base units, work surfaces, plumbing for washing machine and dish washer, tiling, sink unit, electric oven, 5-ring gas hob with extractor over, tiled floor, spotlights, space for fridge freezer.

## Landing

Double glazed rear aspect window, access to boarded and insulated loft.

## Bedroom 1

11' 8" x 10' 6" max ( 3.56m x 3.20m max )

Two double glazed front aspect windows, built-in wardrobe, wall mounted radiator.

## Bedroom 2

11' 3" x 7' 10" ( 3.43m x 2.39m )

Double glazed rear aspect window, laminate floor, wall mounted radiator.

## Bedroom 3

8' 8" x 6' 7" ( 2.64m x 2.01m )

Double glazed front aspect window, cupboard housing boiler, laminate floor.

## Front Garden

Lawned garden area.

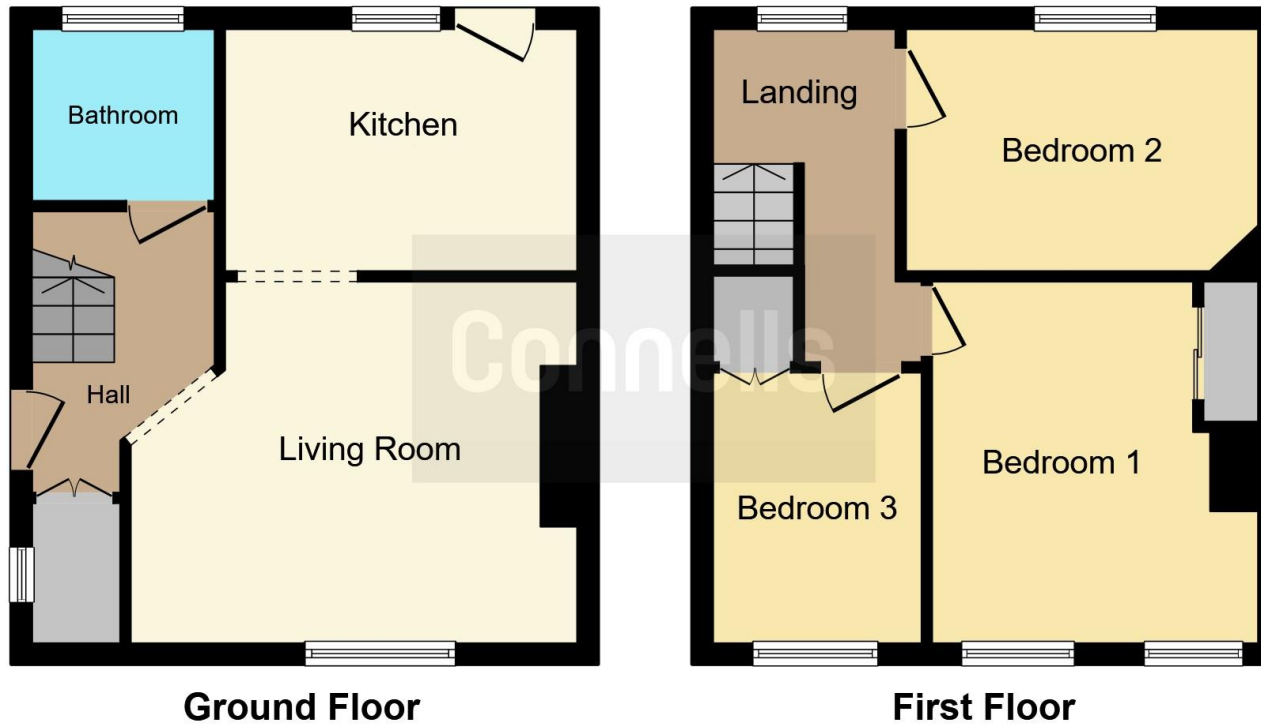
## Rear Garden

Rear garden with open views, with tiled patio area, lawn, shed, brick-built storage shed with power, gated access to front, all enclosed by fencing.









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.focalagent.com](http://www.focalagent.com)

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8-9 South Street  
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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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