

CHANCEL LANE, EXETER, EX4 8PZ

OFFERS IN REGION OF £325,000







## Property Key Features

- Three Bedrooms
- Desirable Pinhoe Location
- End Of Terrace Property
- Updated Throughout
- Modern Kitchen
- Large Rear Garden
- Side Access & Garden
- Walking Distance To Shops & Train Station

An opportunity to purchase this new renovated three bedroom end of terrace house, located in the sought-after area of Pinhoe. The property is impeccably presented, having received numerous enhancements by the current owners.

Boasting a spacious open lounge / diner , a newly fitted kitchen, two double bedrooms and one smaller good size single bedroom, a family bathroom, a garage, and a large enclosed rear garden.



**ENTRANCE PORCH** The property is entered via this convenient entrance porch which is the perfect space for coats and shoes. Wooden door gives access to the lounge.

**LOUNGE** A spacious room with large double glazed window to front aspect providing lots of natural light. vinyl flooring, radiator and stairs leading to first floor landing.

**DINING ROOM** An open plan dining space joint on to the living room which is ideal for entertaining. Double glazed sliding doors leading to the rear garden, space for dining table, vinyl flooring and radiator.

**KITCHEN** An updated range of modern matching floor and wall mounted kitchen units with wooden worktops. Inset one and half bowl sink with drainer, space for freestanding oven, washing machine and fridge freezer. Double glazed patio door giving access to rear garden. There is also a very useful pantry space and more storage towards the back of the kitchen.

**BEDROOM ONE** A large double bedroom with 2 double glazed windows to front and side aspect, radiator and carpet flooring.

**BEDROOM TWO** A large double bedroom with a large double glazed window to front aspect, radiator and carpet flooring

**BEDROOM THREE** A good size single bedroom with double glazed window to front aspect, radiator and vinyl flooring.



**FAMILY BATHROOM** A matching modern suite comprising of a walk in shower with glass shower screen , wash hand basin and low level WC. Vinyl flooring and frosted double glazed window to rear aspect.

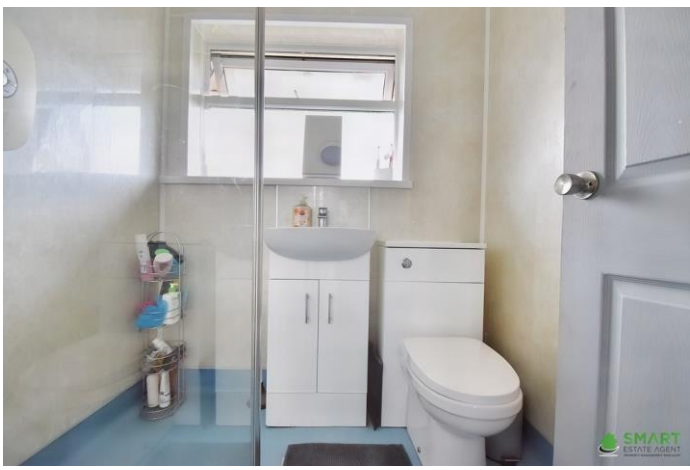
**REAR GARDEN** To the rear of the property is a fully enclosed excellent size garden. A newly laid patio area just off the kitchen & lounge area making it an ideal space for al-fresco dining. Up from the patio is an area laid to lawn which is surrounded with mature shrubs and bushes.

Towards the end is a timber shed providing garden storage.

The garden wraps around the side of the property which truly needs to be seen to admire the size of the whole garden. From the side garden, there is a path that leads to the front garden.

**GARAGE** Around the back of the property you find a block of garages one of which is owned by this property.





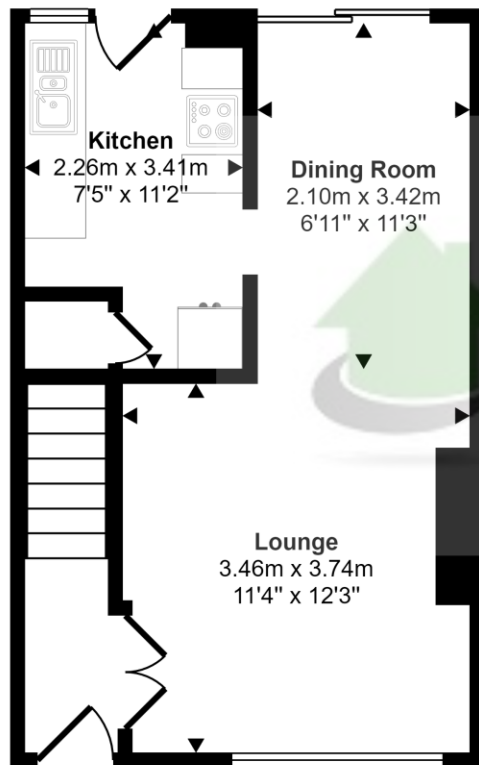




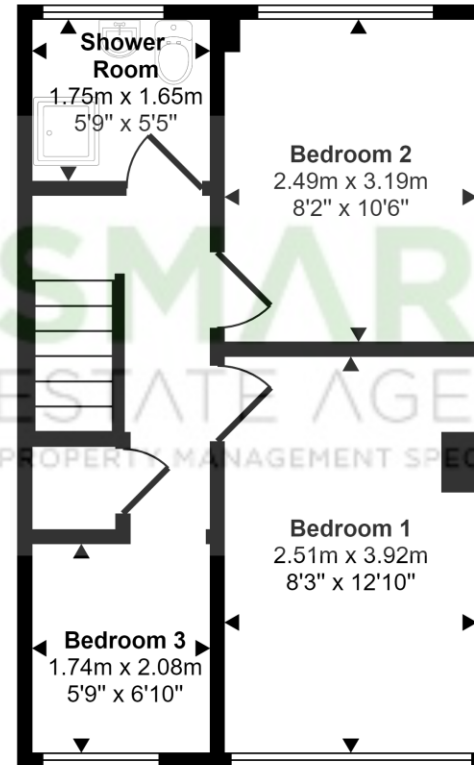


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

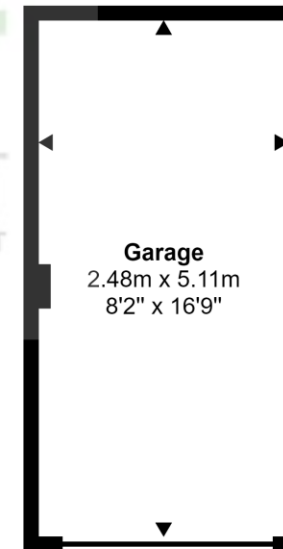
Approx Gross Internal Area  
77 sq m / 830 sq ft



Ground Floor  
Approx 32 sq m / 348 sq ft



First Floor  
Approx 32 sq m / 345 sq ft



Garage  
Approx 13 sq m / 136 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.