

CHESTNUT AVENUE, EXETER, EX2 6DL

GUIDE PRICE £260,000





A well-presented three-bedroom semi-detached house located within this popular and well-established residential area. The area offers convenient access to a regular bus service, well-regarded schools, RD&E Hospital, City Centre, and the major road network surrounding the city.

The spacious accommodation comprises of an entrance hall with ample space for coats, jackets and shoes, living room, kitchen, three bedrooms, family bathroom and landscaped rear garden.

The property has delightful gardens to the front and rear. The rear garden which has been recently landscaped offers a superb enclosed space for outside entertaining with a paved patio area providing a private seating area and large lawn area with beautiful views over the Country Park. The garden also has side access leading to the front of the property and more space for storage. The front garden is laid to lawn with a gate providing pavement access.



The property has also been fitted with new UPVC windows throughout.

- Semi Detached House
- New Modern Family Bathroom
- Three Bedrooms
- Landscaped Garden
- Newly Fitted UPVC Windows
- Views over the Ludwell Valley Park

ENTRANCE HALLWAY Entrance hallway with Upvc double glazed window to side aspect. Stairs to first floor. Radiator. Door to understair storage cupboard. Coat hanging space. Doors to downstairs bathroom and living room.

LIVING ROOM Light and spacious living room with Upvc double glazed window to front aspect. Wood effect laminate flooring. Radiator. TV and telephone points. Door to kitchen/dining room.

KITCHEN Spacious kitchen with Upvc door opening onto the garden. Fitted kitchen with range of base, wall and drawers in wood effect finish. Worktop with tiled surround and inset stainless steel sink. Space and plumbing for washing machine. Space for oven, dryer and freestanding fridge/freezer. Radiator.

BATHROOM Downstairs bathroom with Upvc double glazed window to rear aspect with obscure glass. Carrara marble effect tiled. Bathroom comprising of; low level w.c., floating hand wash basin with drawer and full height shower unit with tiled surround, glass screen and mixer shower over. Recess for storage and fully tiled walls. Heated flooring has been installed.

BEDROOM ONE Light and spacious double bedroom with two Upvc double glazed windows to front aspect. Radiator. TV point. Providing wonderful far reaching views over the nearby Ludwell Valley Park.

BEDROOM TWO Further spacious double bedroom with Upvc double glazed window to rear aspect to garden. Radiator.

BEDROOM THREE Further good sized bedroom with Upvc double glazed window to front aspect. Radiator.



FRONT Enclosed front garden with lawned garden area edged with flower borders and path to front door and gated side access to garden.

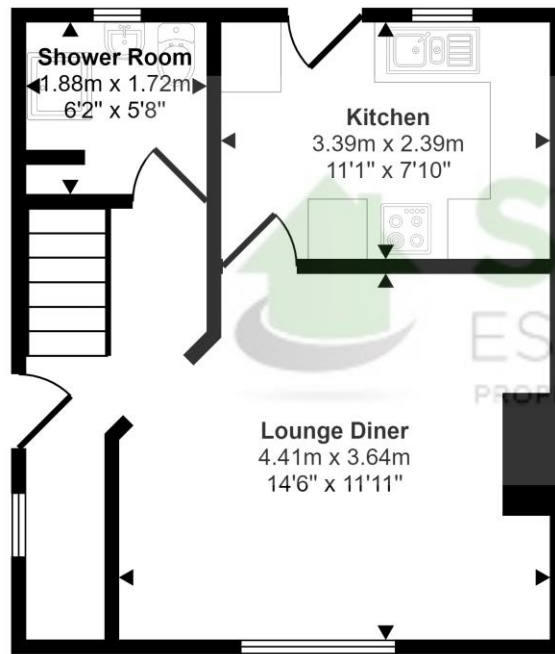
REAR GARDEN The enclosed rear garden has been landscaped which offers two different tiers, first tier which is a paved patio area providing a private seating area and the second tier being a large lawn area with beautiful views over the Country Park. Shed for storage it located here.



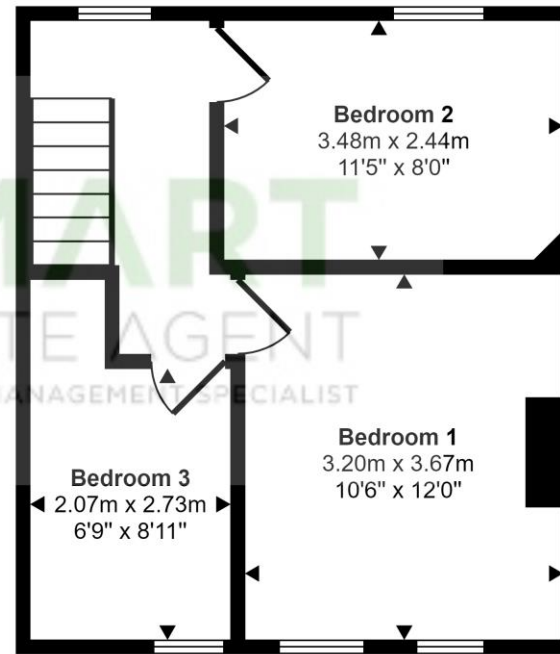




Approx Gross Internal Area
67 sq m / 722 sq ft



Ground Floor
Approx 33 sq m / 359 sq ft



First Floor
Approx 34 sq m / 363 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property has been improved since the last EPC.