



# Robert Williams

SALES | LETTINGS | AUCTIONS

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£225,000  
Freehold

Chestnut Avenue  
Exeter  
Devon  
EX2 6DW

## Chestnut Avenue

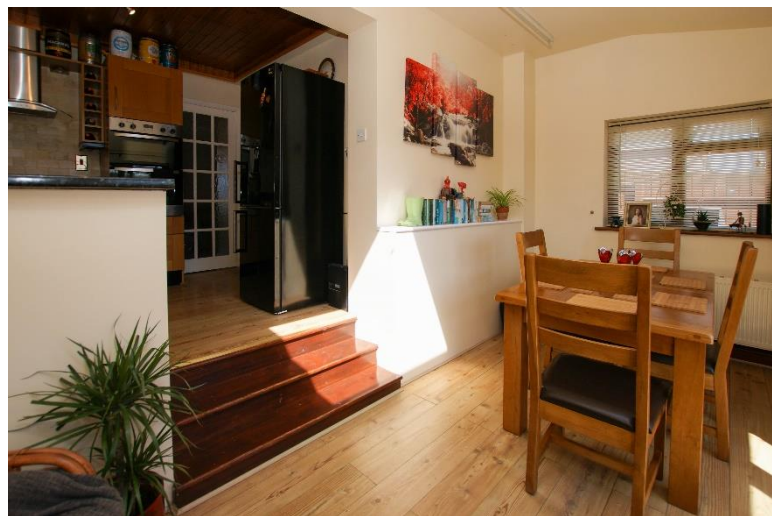
A well presented extended 3 bedroom house located in a convenient location with a south facing rear garden.



# The situation and directions...

Located just a short distance from the Royal Devon and Exeter Hospital, the shops and amenities of Heavitree (both around a mile away) and the M5 (approximately 1.5 miles), the property enjoys fabulous access to the city and further afield alike.

From South Street, in Exeter City Centre proceed out of the centre and head out onto Topsham Road. Follow this road for approximately 1.5 miles, turn left into Burnt House Lane and immediately right onto Chestnut Avenue. The property will be found halfway along on the right hand side.



## Key Points

**Local Authority:** Exeter City Council

**Council Tax Band:** B

**Heating:** Gas central heating

**Services:** Main's gas, electric and water

**EPC Rating:** D

- 3 bedrooms
- Bathroom
- Living room
- Extended kitchen family room
- Sunny rear garden
- Workshop
- Close to R D & E



## The Property...

A well-presented home that consists of a useful storage area for coats and shoes upon entering the home, a modern bathroom, tasteful living room and fantastic kitchen / family room to the rear over looking the pretty garden. Upstairs there are 2 decent doubles and a single bedroom. The current owners have enjoyed living here and have carried out several improvements over the years since occupation. The pretty rear garden has been redesigned over the years and now offers a fantastic, decked area, low maintenance gravel area, raised flower bed borders, bbq area and an outside workshop with power and lighting. Resident's parking is available from the council.





# Time to find out more...

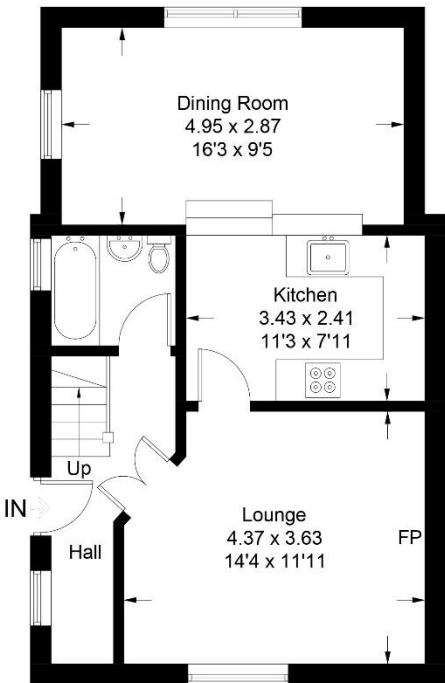
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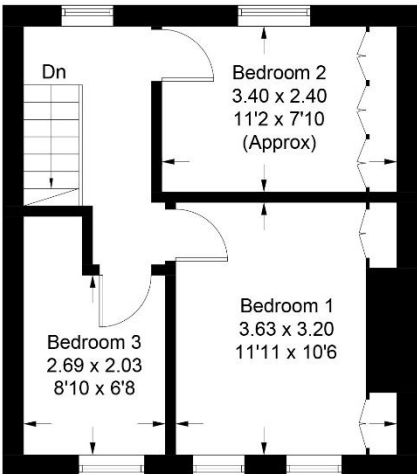


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Approximate Gross Internal Area = 81.9 sq m / 881 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID753258)



### Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.

