



# Robert Williams

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Guide Price  
**£260,000**  
Freehold

Chute Street  
Exeter  
Devon  
EX1 2BZ

## Chute Street, Exeter

A recently renovated immaculate two bedroom house in the popular area of Newtown.



# The situation...

Chute Street is situated in the Newtown area of Exeter, just on the edge of the city centre. It is just a couple minutes walk from the newly built bus station and St Sidwells Point leisure centre as well as all of the shops, cafes and restaurants that the city has to offer. For getting further afield the M5 and St David's station can both be accessed by car in around 10 minutes.



## Key Points

**Local Authority:** Exeter City Council

**Council Tax Band:** B

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**EPC Rating:** C

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- IMMACULATLY PRESENTED
- CITY CENTRE LOCATION
- RECENTLY RENOVATED
- GREAT FOR FIRST TIME BUYERS/INVESTORS
- COURTYARD GARDEN



# The Property...

This two-bedroom terraced house has been expertly renovated by the current owner to provide a modern home just on the outskirts of Exeter's city centre. As you enter the property there is a hallway for storing coats, the staircase up to the first floor, and to the left is the door leading through to the open plan living room and kitchen. This is a lovely bright space with the added benefit of alcove storage. The modern fitted kitchen comes with oven, hob with extractor fan, and dishwasher. There is plenty of counter space which also doubles up as a breakfast bar and is all finished in a timeless wooden effect. At the rear of the ground floor is the main family bathroom with matching suite of WC, sink and bath with shower over, this has been beautifully finished with monochrome patterned floor tiling and a white tiled surround.

On the first floor are the two double bedrooms. The master bedroom has recently had an en-suite shower room fitted which is a real added bonus and a rare find in a property of this style. There is a loft space which subject to planning permission could be extended into.

Externally the property benefits from a courtyard garden where there is an area of decking with space for a dining set and a rear access gate.





# Time to find out more...

Call: 01392 204800

Web: [www.robertwilliams.co.uk](http://www.robertwilliams.co.uk)

Visit: 2 Southernhay West, Exeter, EX1 2RR

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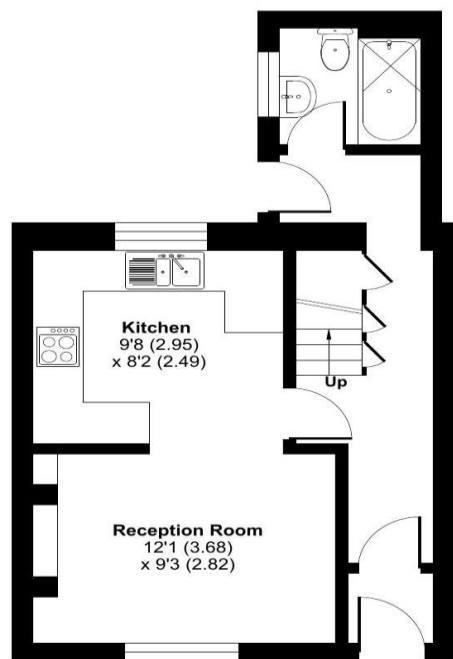
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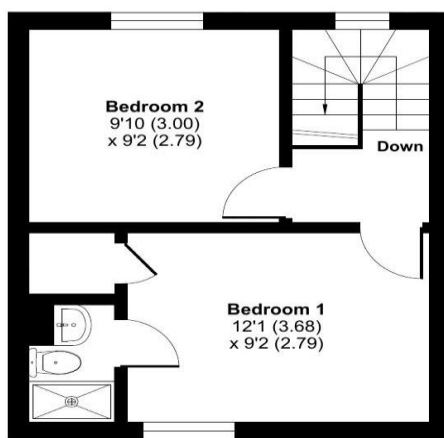
### Chute Street, Exeter, EX1

Approximate Area = 674 sq ft / 62.6 sq m

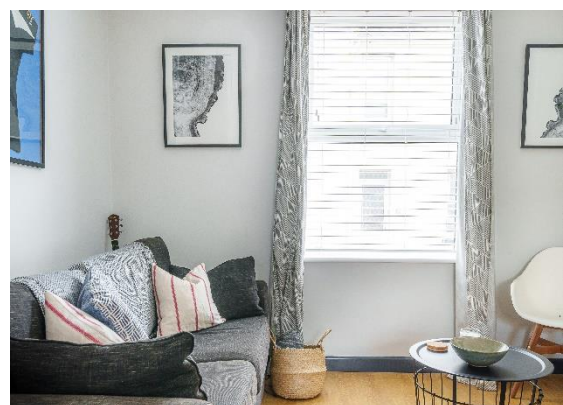
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robert Williams Ltd. REF: 1001934



#### 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.