

SOUTHGATE

ESTATES



5 Chaucer Grove, Exeter,  
Devon, EX4 7BX

£163,900



## **2 Double Bedrooms, Private Parking Space, Modern First Floor Flat, No Onward Chain, Open-Plan Living Accommodation, Views Over The City**

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This beautifully presented 2 double bedroom flat is situated in the modern development of Chaucer Grove in Beacon Lane. This increasingly popular area of the city of Exeter benefits from access to local shops, schools, pubs and other amenities, as well as being a short distance from the historic city centre with its shopping centre, cathedral and restaurants.

The accommodation briefly comprises an entrance hallway with built-in storage, a modern bathroom, two double bedrooms, and a light and airy open-plan lounge kitchen diner offering the finest in modern living. The property is decorated in neutral colours throughout and benefits from access to an allocated parking space and the communal gardens. To appreciate all that this property has to offer, internal viewing comes highly recommended.

**Entrance Hall** A door opens to the hallway where there is a gas central heating radiator, an intercom system, doors to the lounge, bedrooms 1 and 2, the bathroom and an airing cupboard housing a further gas central heating radiator.

**Open-Plan Lounge Diner & Kitchen 22' 3" x 11' 5" (6.8m x 3.5m)** This spacious, light and airy room showcases the best in modern open-plan living. The kitchen area features a range of matching wall and base units with roll-edge worktops, integrated gas hobs and an electric oven, a stainless steel bowl sink with a mixer tap over, drainer and tiled splashback. There is also a Whirlpool extractor fan, a wall mounted gas combination boiler, and space for a fridge freezer and a washing machine. The lounge dining area benefits from a TV point and a phone point and also features double glazed doors to a Juliette balcony facing the side aspect. The room also benefits from two gas central heating radiators and three double glazed windows to the front and side aspects.

**Bedroom 1 14' 1" x 11' 1" (4.3m x 3.4m)** A spacious double bedroom benefitting from a TV point, phone socket, gas central heating radiator, a uPVC double glazed window to the rear aspect and a built-in wardrobe.

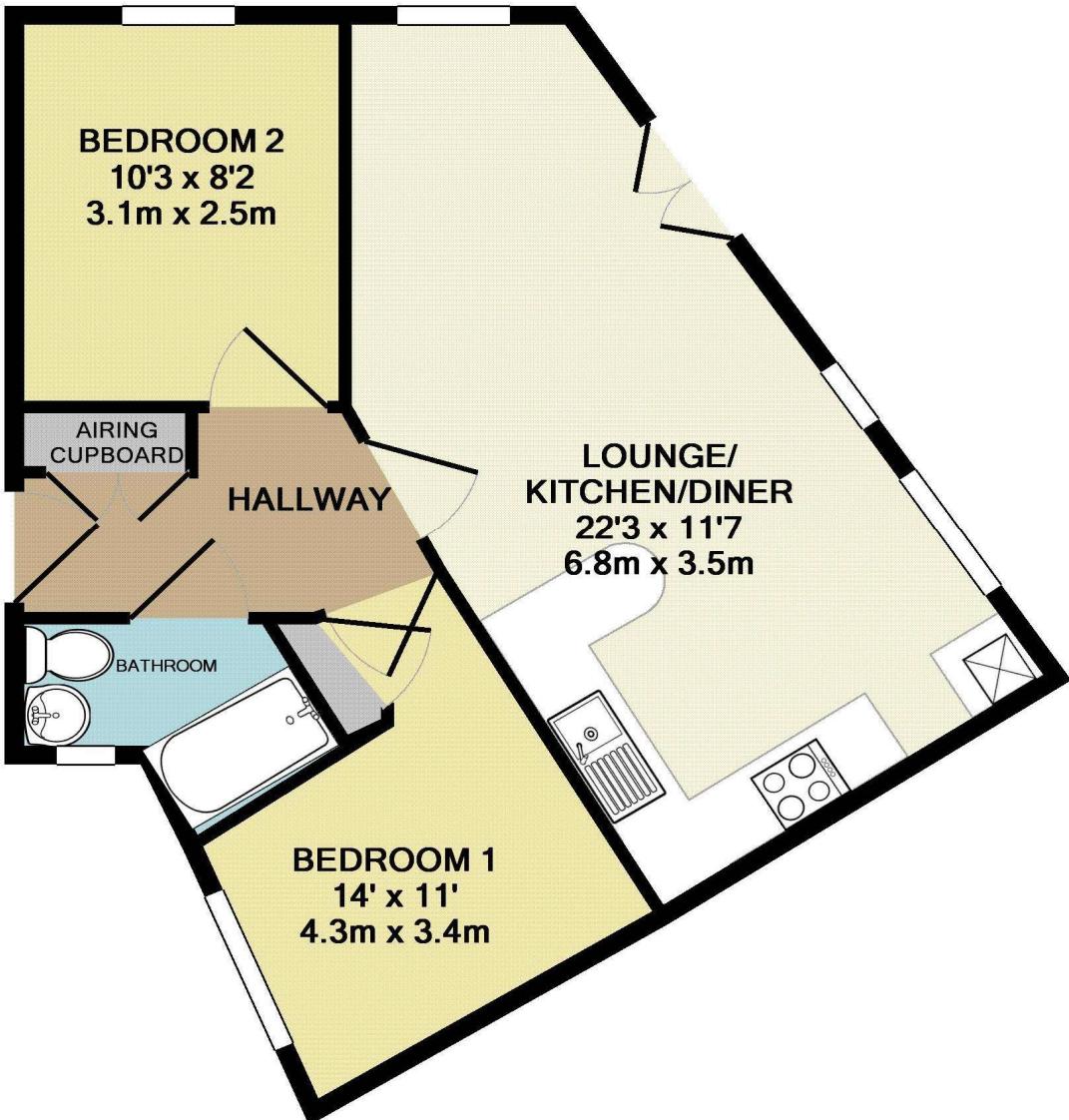
**Bedroom 2 10' 2" x 8' 2" (3.1m x 2.49m)** A small double bedroom with a gas central heating radiator, a phone socket and a uPVC double glazed window to the front aspect.

**Bathroom** Comprising a 3-piece white suite, including a bath with Mira power shower over, a pedestal wash hand basin, and a close-coupled WC. The room also benefits from an extractor fan, tiled walls, a shaver point and an obscure uPVC double glazed window to the rear aspect.

**Parking & Communal Garden** The property benefits from access to communal gardens which are located at the front of the building. There is also a private parking space.

**Property Information** Tenure: Leasehold (we have been informed that the current maintenance charges are £1214.50 per year, with a ground rent of £225 per year and a lease length of 125 years from 2010). Council tax band: B.



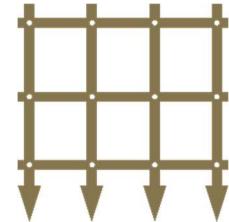


TOTAL APPROX. FLOOR AREA 484 SQ.FT. (45.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	85
(81-91)	B	86
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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