

**24 CHANTER COURT
BISHOP WESTALL ROAD
COUNTESS WEAR
EXETER
EX2 6NH**

PROOF COPY



£260,000 FREEHOLD



A spacious end terrace family home occupying a highly convenient level position providing good access to local amenities, major link roads and bus service into Exeter city centre. Presented in good decorative order throughout. Three bedrooms. Spacious refitted modern bathroom. Reception hall.

Modern kitchen/dining room. Light and spacious sitting room. Gas central heating. uPVC double glazing. Enclosed level rear garden enjoying south westerly aspect. Allocated parking space. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISSES (All dimensions approximate)

uPVC double glazed front door leads to:

ENCLOSED ENTRANCE PORCH

Decorative tiled flooring. Power and light. Part obscure uPVC double glazed door leads to:

RECEPTION HALL

A spacious hallway. Stairs rising to first floor. Large understair recess. Radiator. Laminate wood effect flooring. Storage cupboard housing electric consumer unit. Part frosted door leads to:

KITCHEN/DINING ROOM

15'4" (4.67m) x 9'4" (2.84m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Integrated slimline dishwasher. Space or upright fridge freezer. Space for table and chairs. Radiator. Storage cupboard. Wall mounted concealed boiler serving central heating and hot water supply (installed 2023). uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

From reception hall, doorway opens to:

SITTING ROOM

15'8" (4.78m) x 11'4" (3.45m). A light and spacious room with attractive contemporary modern fireplace with inset living flame effect gas fire, raised hearth and mantel over. Radiator. Large uPVC double glazed sliding patio door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Storage cupboard with fitted shelving. Access, via pull down ladder to, insulated and part boarded roof space with electric light. Door to:

BEDROOM 1

13'10" (4.22m) x 8'10" (2.69m) excluding door recess. Range of built in bedroom furniture consisting of two double wardrobe and range of overhead storage cupboards. Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring green.

From first floor landing, door to:

BEDROOM 2

12'6" (3.81m) x 9'6" (2.90m) maximum reducing to 6'6" (1.98m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring green.

From first floor landing, door to:

BEDROOM 3

9'6" (2.90m) x 6'8" (2.03m). Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring green.

From first floor landing, door to:

BATHROOM

8'8" (2.64m) x 5'10" (1.78m). A spacious modern bathroom comprising panelled bath with modern style mixer tap, fitted mains shower unit over including separate shower attachment and tiled splashback. Wash hand basin with modern style mixer tap. Low level WC with concealed cistern. Decorative tiled floor. Traditional style radiator with heated towel rail surround. Extractor fan. Two Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is neat area of level lawn with pathway leading to front door. A side gate leads to a side pathway in turn providing access to the rear garden which enjoys a south westerly aspect whilst consists of a raised timber decked terrace. Paved patio. Neat shaped area of lawn. Raised flower/shrub bed. Timber shed. Enclosed to all sides. A rear gate provides access to allocated parking space.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band C (Exeter)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along passing the Crematorium and at the next traffic light junction turn left and down to the 'T' junction. Turn left into Southbrook Road and continue around taking the 1st left into Bishop Westall Road, continue down following the road around to the right which leads to Chanter Court, the property in question will be found on the left hand side occupying a pedestrianised position.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

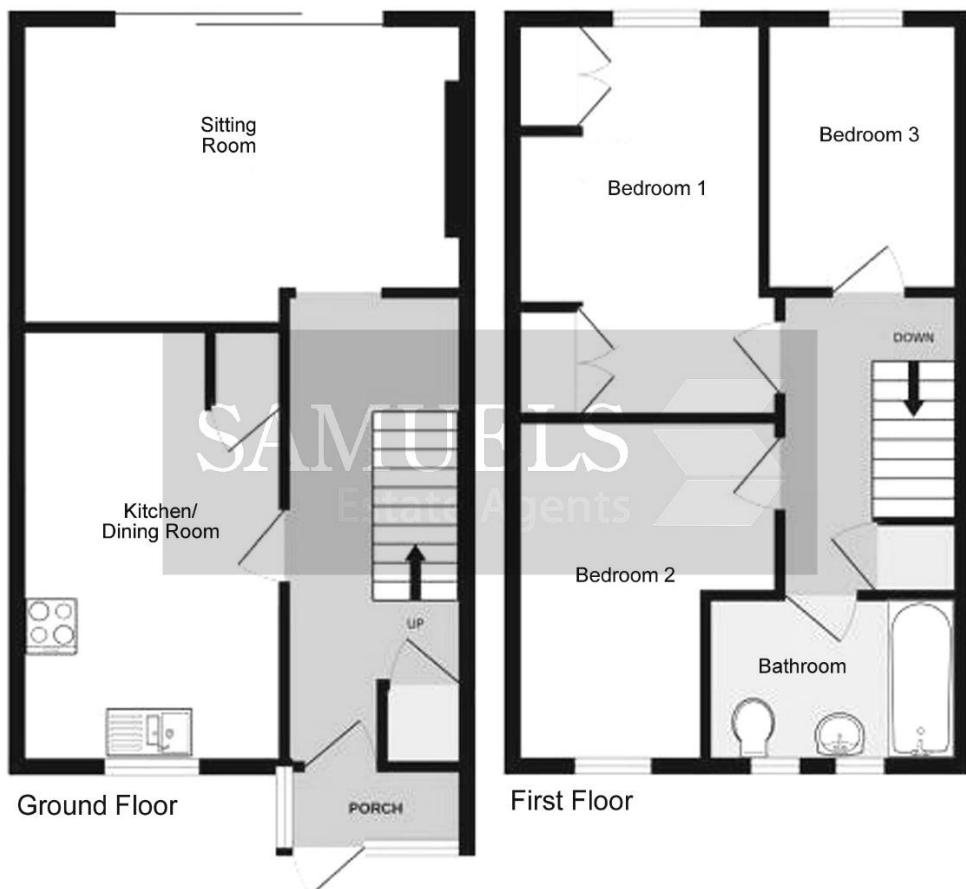
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/1125/AV



Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | 70 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |