

**29 CHANTER COURT  
BISHOP WESTALL ROAD  
COUNTRESS WEAR  
EXETER  
EX2 6NH**



**£270,000 FREEHOLD**



**A well appointed and spacious mid terraced family home occupying a highly convenient 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. First floor modern bathroom. Separate cloakroom. Reception hall. Kitchen/dining room. Spacious sitting room. uPVC double glazing conservatory. Gas central heating. uPVC double glazing. Enclosed rear garden with large storage shed. Allocated parking space. A great family home. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

uPVC double glazed front door leads to:

### **ENCLOSED ENTRANCE PORCH**

Storage recess. Cupboard housing electric meter. uPVC double glazed windows to both front and side aspects. Part obscure uPVC double glazed door leads to:

### **RECEPTION HALL**

Stairs rising to first floor. Cloak cupboard with fitted shelf and hanging rail. Radiator. Large understair recess. Glass panelled door leads to:

### **KITCHEN/DINING ROOM**

15'4" (4.67m) x 9'4" (2.84m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for fridge. Space for upright fridge freezer. Ample space for table and chairs. Radiator. Wall mounted boiler serving central heating and hot water supply. Storage cupboard. uPVC double glazed window to front aspect.

From reception hall. Doorway opens to:

### **SITTING ROOM**

15'8" (4.78m) x 10'8" (3.25m). A light and spacious room. Radiator. Telephone point. Television aerial point. Large uPVC double glazed sliding patio door, with matching side panels, leads to:

### **CONSERVATORY**

14'0" (4.27m) x 8'0" (2.44m). Quality fitted uPVC double glazed conservatory with two double power points. Full height uPVC double glazed windows and double openings doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Deep storage cupboard with fitted shelf and hanging rail. Additional deep storage cupboard with fitted shelf. Door to:

### **BEDROOM 1**

13'8" (4.17m) x 8'8" (2.64m) excluding door recess. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 2**

12'5" (3.78m) into wardrobe space x 6'8" (2.03m). Large built in wardrobes to one wall providing hanging and shelving space. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

9'8" (2.95m) x 6'8" (2.03m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising 'P' shaped panelled bath with fitted electric shower unit over and toughened glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard and drawer and space beneath. Tiled floor. Tiled wall surround. Heated ladder towel rail. Extractor fan. Inset LED spotlight to ceiling. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

### **SEPARATE CLOAKROOM**

A modern suite comprising low level WC with concealed cistern. Tiled wall surround. Tiled floor. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

To the front of the property is an area of garden mostly laid to decorative stone chippings for ease of maintenance. Maturin Palm tree. Enclosed to all sides. A dividing pathway leads to the front door. The rear garden is again mostly laid to decorative stone chippings for ease of maintenance. Dividing pathway leads to a raised flower/shrub bed and access to:

### **LARGE STORAGE SHED**

10'0" (3.05m) x 8'0" (2.44m). With electric light.

The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access. The property also benefits from a private allocated parking space which is situated close by which is numbered '29'.

### **TENURE FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Three voice & data likely, O2 and Vodafone voice & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low 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 1<sup>st</sup> 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 check 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.

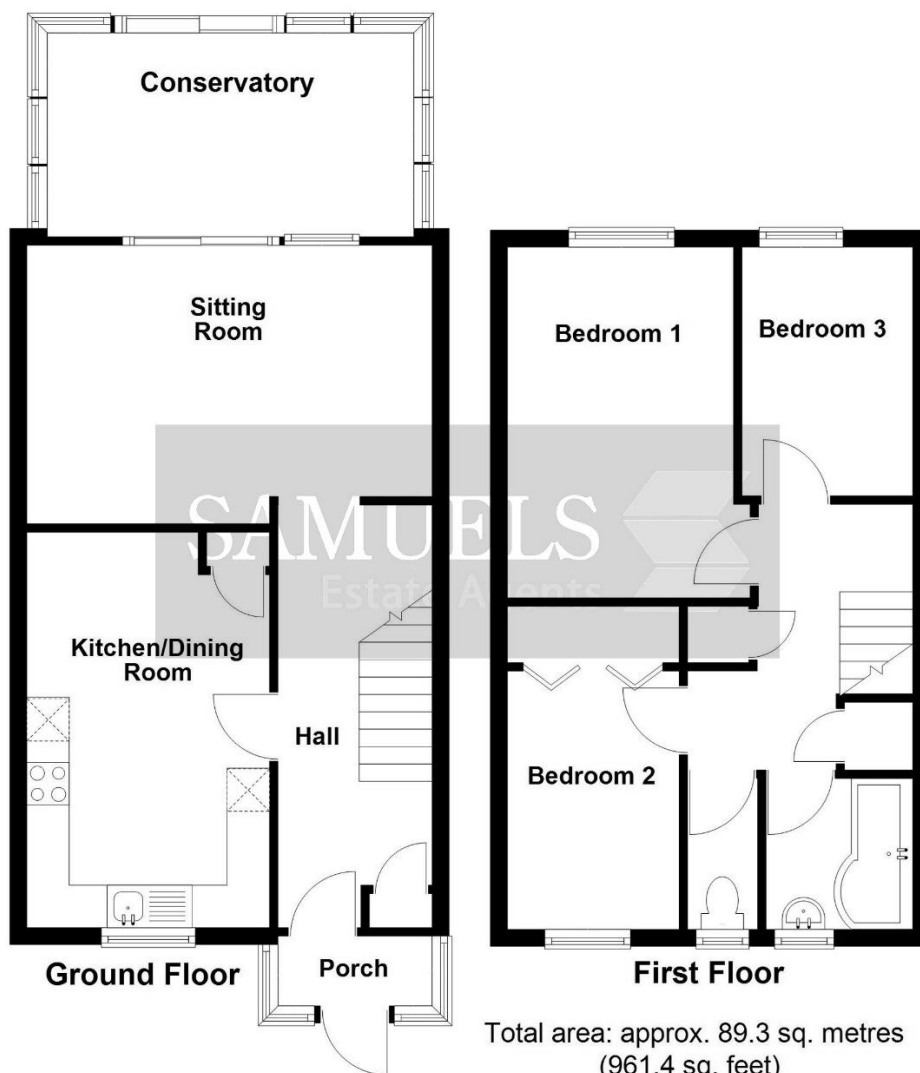
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0525/8952/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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