

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

PROOF COPY



**£290,000 FREEHOLD**



**A much improved and modernised family home occupying a highly convenient position providing good access to local amenities and major link roads. Presented in superb decorative order throughout. Three bedrooms. First floor modern bathroom. Reception hall. Light and spacious sitting room. Kitchen/dining room. Gas central heating. uPVC double glazing. Enclosed easy to maintain rear garden. Private allocated parking space. No chain. Viewing highly recommended.**

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

Covered entrance. Part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Stairs rising to first floor. Large understair recess. Understair storage cupboard. Radiator. Storage cupboard with fitted shelving also housing electric consumer unit. Door 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. Wood effect roll edge work surfaces with tiled splashbacks. Space for electric cooker with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. Radiator. Space for table and chairs. uPVC double glazed window to front aspect.

From reception hall, door to:

### **SITTING ROOM**

15'8" (4.78m) x 10'10" (3.30m). A light and spacious room. Radiator. Television aerial point. Telephone point. Large uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

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

### **BEDROOM 1**

13'8" (4.17m) x 8'10" (2.69m) excluding door recess. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'6" (3.81m) x 6'8" (2.03m). Radiator. 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.

From first floor landing, door to:

### **BATHROOM**

8'10" (2.69m) x 5'10" (1.78m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment and tiled splashback. Feature wash hand basin set in vanity unit with modern style mixer tap and drawer space beneath. Low level WC. Radiator. Extractor fan. Two obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

Directly to the front of the property is an enclosed garden laid to attractive paving. Shaped area of lawn. A dividing pathway leads to the front door. The rear garden consists of an extensive composite decked terrace with raised shrub beds opening to a further area of garden laid to artificial turf for ease of maintenance providing access to good size timber built storage shed. 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 close by and numbered.

### **TENURE**

**FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Medium risk

Mining: No risk from mining

Council Tax: Band C

### **DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue along passing the Crematorium and pitch and putt golf course and at the next traffic light junction turn left and down the 'T' junction turning left again into Southbrook Road. Continue around taking the 1<sup>st</sup> left into Bishop Westall Road, again 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.

## 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.

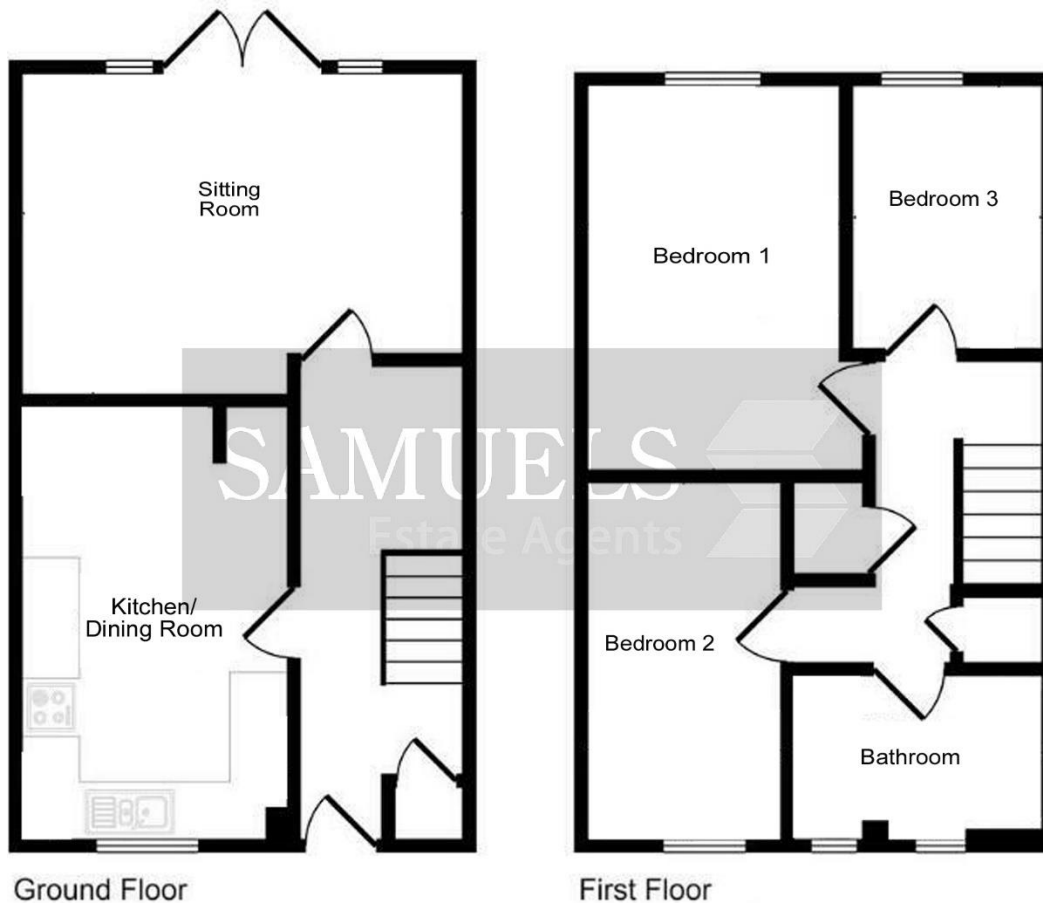
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1224/8819/AV



Approx Gross Internal Area  
76 sq m / 817 sq ft

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		