

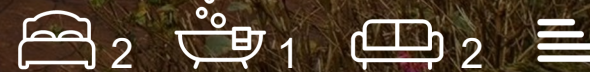


FRANCIS LOUIS
Residential



Chancel Court, Exeter, EX4 8QE

Price Guide £260,000





Chancel Court

Exeter, EX4 8QE

- Two double bedrooms
- Well presented
- Enclosed garden
- Garage
- Open plan kitchen/diner
- Great location

An opportunity to purchase this inviting two-bedroom house, located in the sought-after area of Pinhoe. The property is impeccably presented, having received numerous enhancements by the current owner.

Boasting a spacious lounge, an open-plan kitchen/dining area, two generously sized bedrooms, a family bathroom, a garage, and an enclosed rear garden.



Entrance porch

The property is entered via this convenient entrance porch which is the perfect space for coats and shoes. Wooden door gives access to the lounge.

Lounge

A spacious room with large double glazed window to front aspect providing lots of natural light. Carpet flooring, radiator and stairs leading to first floor landing.

Dining room

An open plan kitchen/diner which is ideal for entertaining. Double glazed window to rear aspect, space for dining table, tile effect flooring and radiator.

Kitchen

A range of modern matching floor and wall mounted kitchen units with wooden worktops. Inset one and half bowl sink with drainer, integrated eye level oven, five ring hob with extractor and light above. Double glazed patio door giving access to rear garden.

First floor landing

Stairs to ground floor, carpet flooring, loft access, storage cupboard and doors opening to,





Bedroom one

A large double bedroom with 2 double glazed windows to front aspect, radiator, built-in storage and carpet flooring.

Bedroom two

A further double bedroom with double glazed window to rear aspect, built-in wardrobe, carpet flooring and radiator.

Family bathroom

A matching modern suite comprising of a paneled bath with shower over and glass screen, wash hand basin and low level WC. Tile effect flooring, heated towel rail, and frosted double glazed window to rear aspect.

Rear garden

To the rear of the property is an excellent size garden. The garden is fully enclosed with both rear and side access. A patio area just off the kitchen making it an ideal space for al-fresco dining. Up from the patio is an area laid to lawn and a planter surround with mature shrubs. Towards the end is a timber shed providing garden storage.

Garage

Around the back of the property you find a block of garages one of which is owned by this property.

Agent notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.

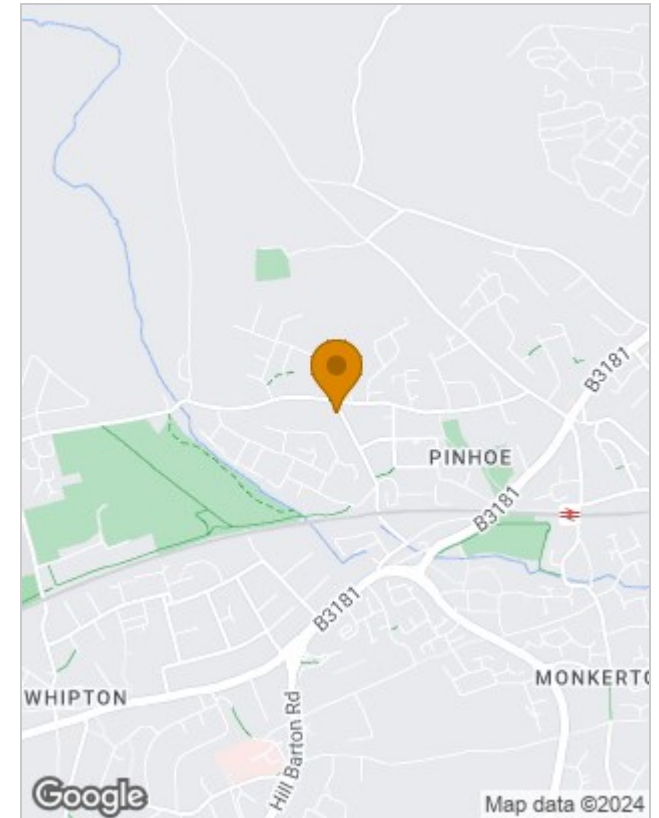




Floor Plans



Location Map



Energy Performance Graph

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

Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

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