

### 3 Bed, EXETER

This extended semi-detached family home offers spacious accommodation over two floors. The property is located within close proximity of Exeter City Centre and the M5 Motorway and also benefits from being within walking distance of bus routes, shops, post office, doctors' surgery, Walter Daw Primary and St Peter's Secondary School. In brief the accommodation comprises a spacious lounge, good sized modern fitted kitchen diner, bathroom, downstairs cloakroom and three bedrooms. This property also benefits from good sized gardens to both the front and rear and enjoys views of the neighbouring Ludwell Valley Park. This property has been well maintained with uPVC double glazing, a combination boiler and recently fitted bathroom suite. In order to fully appreciate all this property has to offer, viewing is recommended.

#### Entrance and Hallway

A uPVC double glazed front door provides access to the main hallway of the property. Doors access the lounge and downstairs cloakroom and stairs lead up to the first floor landing. There is also a smoke alarm and gas central heating radiator.

#### Lounge

15' 0" x 11' 11" max (4.580m x 3.639m) The spacious dual aspect lounge benefits from uPVC double glazed windows to the front and side, a gas central heating radiator and a TV point. A door provides access to the kitchen.

#### Kitchen Diner

15' 0" x 11' 3" max (4.580m x 3.431m) The spacious modern kitchen diner benefits from a kitchen area with fitted base and wall units with roll edge worktops and tile splash backs. There is a stainless steel sink, an integrated DeLonghi gas hob and double oven with extractor fan over, plumbing for a washing machine and tumble dryer and space for a fridge freezer and further freezer. There is also tiled flooring, a gas central heating radiator and a uPVC double glazed window overlooking the rear garden. A door provides access to the rear vestibule.

#### Rear Vestibule

With uPVC double glazed door providing access to the garden. A door leads to the bathroom and there is also a coat hanging area.

#### Bathroom

8' 10" x 5' 6" max (2.703m x 1.687m) The recently refurbished bathroom comprises a bath with mains operated shower over, tiled surround and curved shower screen, pedestal wash hand basin and close coupled WC. There is also a heated towel rail, extractor fan, floor tiles and a uPVC obscure double glazed window to the rear aspect.

#### Downstairs Cloakroom

5' 10" x 5' 7" max (1.802m x 1.710m) The good sized downstairs cloakroom comprises a pedestal wash hand basin, close coupled WC, gas central heating radiator and wall mounted combination boiler. There is a double glazed window to the side aspect.



#### Stairs and Landing

Stairs with wooden handrail lead to the first floor landing. There are doors to the three bedrooms, access to the loft, a coat hanging area and a uPVC double glazed window to the side aspect.

#### Bedroom 1

11' 11" x 10' 6" (3.646m x 3.213m) This double bedroom benefits from two uPVC double glazed windows to the front aspect enjoying views of the neighbouring Ludwell Valley Park. There is also shelving to the alcove.

#### Bedroom 2

11' 2" x 7' 11" max (3.408m x 2.436m) Good sized bedroom with a uPVC double glazed window to the rear aspect.

#### Bedroom 3

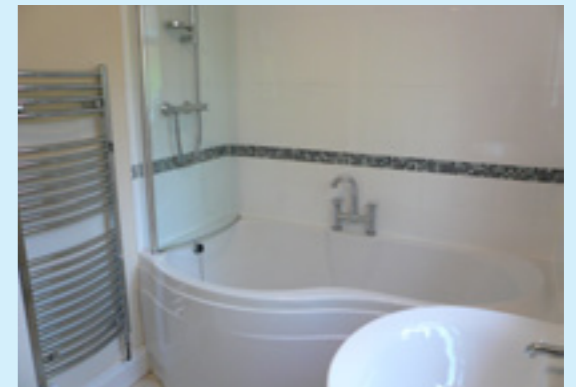
9' 9" x 6' 8" max (2.987m x 2.039m) Single bedroom with built-in storage cupboard and uPVC double glazed window to the front aspect with views of Ludwell Valley Park.

#### Front Garden

The good sized front garden is mainly laid with lawn with flower beds and a path leading up to the front of the property. A gate provides access to the rear garden.

#### Rear Garden

The split level rear garden benefits from areas of paving that are ideal for alfresco dining, and areas laid with lawn. There is a large storage shed, outside tap and a second patio area at the top of the garden.





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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 to 100) <b>A</b></p> <p>(80 to 90) <b>B</b></p> <p>(60 to 80) <b>C</b></p> <p>(40 to 55) <b>D</b></p> <p>(20 to 35) <b>E</b></p> <p>(1 to 20) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	<b>4</b>	<b>73</b>	<b>81</b>
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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£134,950

48 Chestnut Avenue, Wonford, EXETER EX2 6DL

3 Bedrooms. Spacious Lounge. Kitchen Diner. Bathroom and Cloakroom. Front and Rear Gardens. Views of Ludwell Valley Park.

