



Chandlers Walk
Exeter £290,000

West of 

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52 Chandlers Walk is a deceptively spacious modern, three storey, three bedroom town house within walking distance to the historical Exeter quayside and city centre. This superb property which has been finished to a high standard throughout and features an attractive kitchen/dining room, conservatory, light and spacious lounge, three good sized bedrooms - master with en-suite, utility room, modern bathroom, enclosed level garden, garage and parking.

Deceptively spacious mid terrace | Spread over three floors
| Three good sized bedrooms | Spacious kitchen/dining room
| Conservatory | Utility Room | Light and spacious lounge
| Master bedroom with en-suite | Pleasant level garden
| Easy access to city of Exeter and quay area

APPROACH:

Paved driveway with path, covered porch and glazed front door to entrance hallway.

ENTRANCE HALLWAY

Wood effect flooring. Inset coir matting, Stairs to first floor landing. Door to utility room. Central heating radiator. Door to kitchen/dining room.

KITCHEN/DINING ROOM

12' 0" x 11' 9" (3.66m x 3.58m) Light and spacious kitchen/dining room with window and part glazed door to conservatory. Fitted kitchen with excellent range of wall and base units. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and four ring gas hob with extractor hood over. Space fridge/freezer. Space and plumbing for dishwasher. Wall mounted gas combination boiler. Door to understair storage cupboard. Central heating radiator. Wood effect flooring. Recessed spotlighting.

CONSERVATORY

9' 7" x 8' 9" (2.92m x 2.67m) Triple aspect conservatory with Upvc double glazed windows to side and rear aspects. Tiled floor. Upvc double glazed french doors to garden.

UTILITY ROOM

8' 5" x 6' 0" (2.57m x 1.83m) Useful utility room with range of open fronted base and wall units. Roll-edge worktop with tiled surround and inset stainless steel sink. Tiled floor. Space and plumbing for washing machine. Door to garage.



FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hall way to first floor landing. Door to under stair storage cupboard. Stairs to second floor. Doors to lounge and bedroom.

LOUNGE

13' 0" x 12' 0" (3.96m x 3.66m) Light and spacious lounge with Upvc double glazed French doors to front aspect and Juliet balcony. Central heating radiator. TV and telephone points.

BEDROOM 2

12' 0" x 8' 10" (3.66m x 2.69m) Spacious bedroom with double glazed window to rear aspect. Central heating radiator.

CLOAKROOM

Modern white suite comprising; low level w.c. and hand wash basin. Part tiled walls. Central heating radiator. Extractor fan.

SECOND FLOOR

STAIRS/LANDING

Stairs from first floor landing to second floor landing. Hatch to spacious boarded loft with light and power, and pull-down ladder. Door to airing cupboard complete with shelving. Doors to bedrooms and bathroom.

BEDROOM 1

12' 0" x 11' 11" (3.66m x 3.63m) (some reduced height) Light and spacious master bedroom with double glazed window to front aspect. Central heating radiator. Mirror sliding doors to double wardrobe complete with hanging rail and shelf. TV point.

EN-SUITE

Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and tiled corner shower enclosure with glass sliding doors and electric shower over. Tiled walls. Central heating radiator. Extractor fan. Tiled floor.

BEDROOM 3

12' 0" x 8' 10" (3.66m x 2.69m) (some reduced height) Further spacious room with double glazed window to rear aspect. Central heating radiator.

BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m) Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and electric shower over. Tiled walls. Extractor fan. Central heating radiator.

OUTSIDE

FRONT

Block paved driveway with parking for one vehicle leading to garage. Path to front door.

GARAGE

10' 2" x 8' 5" (3.1m x 2.57m) Up and over door to integral single garage. Light and power. Space for tumble dryer. Internal door to utility room.

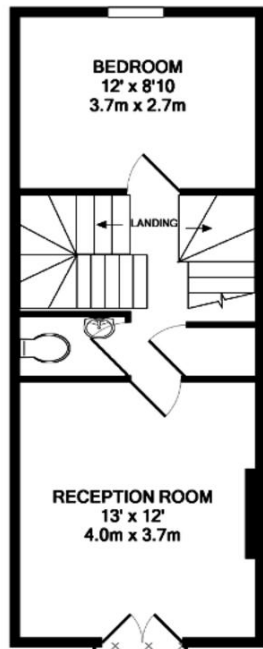
REAR GARDEN

Attractive enclosed rear garden laid to paved patio and timber decked area. Gate to rear access.

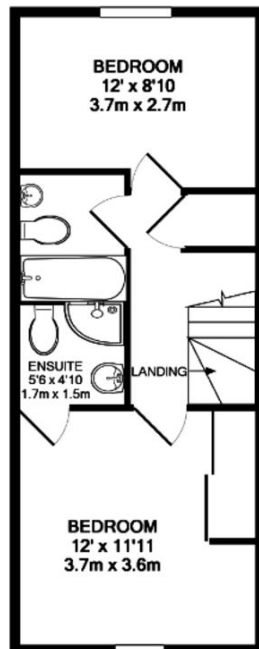




GROUND FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.5 SQ.M.)

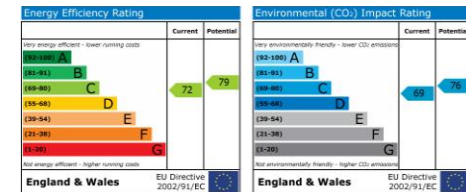


1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1183 SQ.FT. (109.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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