

93 Chard Road
 Heavitree
 Exeter
 EX1 3AY

This is a well presented and extended 1930's bay window semi detached house with off road parking.

£340,000 Freehold DFX07652



Accommodation

- * Entrance Porch * Hallway * Cloakroom * Kitchen/Breakfast Room *
- Lounge * Dining Room * Landing * Three Bedrooms * Shower Room *
- Upvc Double Glazed Replacement Windows * Gas Fired Central Heating
- * Rear Garden * Car Hard Stand *

This is a well presented and extended bay window 1930's semi detached house with three bedroom and receptions, benefitting from Upvc double glazed replacement windows and gas fired central heating. It has been extended to the rear providing a larger kitchen/breakfast room looking onto the gardens and there is off road parking the front of the property. Situated in a popular residential location handy for local amenities and access to Heavitree Park. A local bus service operates a short distance away to and from Exeter City Centre which is approximately two miles away. The accommodation comprises with approximate dimensions as follows.

GROUND FLOOR

Upvc entrance door to:

ENTRANCE PORCH: Tiled flooring, sunken mat well, double glazed door to:

HALLWAY: Two radiators, stairs to first floor with cupboard below housing electric meters, boiler supplying domestic hot water and gas central heating system, thermostat control.

LOUNGE: 13' 11" x 12' 7" (4.24m x 3.83m) into bay and alcove. Double radiator, wall mounted electric fire, dimmer switches, arch to:

DINING ROOM: 11' 4" x 10' 9" (3.45m x 3.27m) Double glazed doors to:

KITCHEN/BREAKFAST ROOM: 17' 11" x 13' 6" (5.46m x 4.11m) L-shaped. Double radiator, tiled flooring, coved ceilings, single drainer sink unit with hot and cold mixer tap set in tiled work surfaces, cupboards, drawers, appliance space below, plumbing for washing machine, cooker space, gas point, cupboard with appliance space for fridge/freezer, cooker hood, further tiled work

surface with cupboards below, tiled splash backs, matching wall mounted cupboard units and glass fronted cabinets, shelving with storage drawers, double glazed patio doors to rear garden.

CLOAKROOM: Close couple w/c, wash hand basin, extractor fan, tiled flooring.

FIRST FLOOR

LANDING: Double radiator, access to roof space, built in cupboard with shelving.

BEDROOM 1: 14' 0" x 10' 11" (4.26m x 3.32m) into bay and alcove. Radiator, wall light fittings, relatively open aspect to the front.

BEDROOM 2: 11' 4" x 10' 11" (3.45m x 3.32m) Double radiator, built in airing cupboard with shelving, aspect over rear garden.

BEDROOM 3: 7' 9" x 7' 5" (2.36m x 2.26m) Radiator, aspect to the front.

SHOWER ROOM: 7' 4" x 5' 6" (2.23m x 1.68m) Heated towel rail, double shower tray with wall mounted mains shower and screen, extractor fan, pedestal wash basin, close couple w/c, fully tiled surround, sunken ceiling lights, wall mounted electric fan heater, mirror and strip light/shaver point.

OUTSIDE

REAR GARDEN: Enclosed and laid to lawn with patio area, raised flower beds, side access to the front with domestic cold water tap.

FRONT GARDEN: Laid out with decorative stone chippings, car hard stand.

ENERGY RATING: Band D (Rating 62)

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