



# CHANTER COURT

BISHOP WESTALL ROAD, EXETER, EX2 6NH



**Robert Williams**

SALES | LETTINGS | AUCTIONS

“This stylishly presented home has plenty to offer. The full length patio doors to the garden are a stand out feature”.



# CHANTER COURT

BISHOPS WESTALL ROAD, EXETER

**A tastefully presented 3 bedroom mid-terrace house situated at the end of a quiet cul-de-sac, located conveniently off Topsham Road. The home has been improved by the current owners and has a light and spacious feel.**

- SPACIOUS 3 BEDROOM HOUSE
- IMPROVED BY CURRENT OWNERS
- ATTRACTIVE GARDEN
- PRIVATE PARKING SPACE

## THE PROPERTY

The property has a covered porch and front door leading to hallway with doors to the kitchen/dining area, living room, cloakroom and stairs to the first floor. The kitchen is at the front of the house and includes wooden cupboard & drawer units, stone effect worktops and tiled splashbacks. There is an integrated electric oven and hob with extractor above, and space for dishwasher, washing machine and fridge freezer. There is plenty of room for a good size dining table and chairs.

The living room is at the rear of the house and benefits from a large sliding patio door to the rear garden, which is a great feature and allows light to flood in to the room.

On the first floor there are two double bedrooms and one single which would be ideal for use as a child's bedroom or office. There is a large airing cupboard and bathroom which has been modernised with white three piece suite including shower bath and contemporary tiling.

Outside to the front is a small garden laid to gravel. The rear garden has a good sized decking area with mature planted space beyond in which there are various shrubs. The garden enclosed with timber fencing and bamboo fencing and beyond is woodland meaning it is not overlooked.

Separate from the property there an allocated parking space.





## THE LOCATION

Countess Wear is a popular area of Exeter approximately two miles south-east of the city centre. It is ideal for access to the M5 and business districts to the East of the city, with regular buses to the centre along Topsham road. On foot, there are short cuts from the property to the city centre, the quay and also to Ludwell Valley park.

## DIRECTIONS

From Countess Wear roundabout, proceed onto Topsham Road as if heading towards the city centre. Turn right into Southbrook Road, left into Bishop Westall Road, follow the road around and the property can be found at the end in front of you.



|   |   |            |   |   |            |
|---|---|------------|---|---|------------|
| 3 |  | bedrooms   | 1 |  | bathrooms  |
| 1 |  | receptions | 1 |  | car spaces |

**Local Authority:** Exeter City Council

**Council Tax Band:** C

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** D

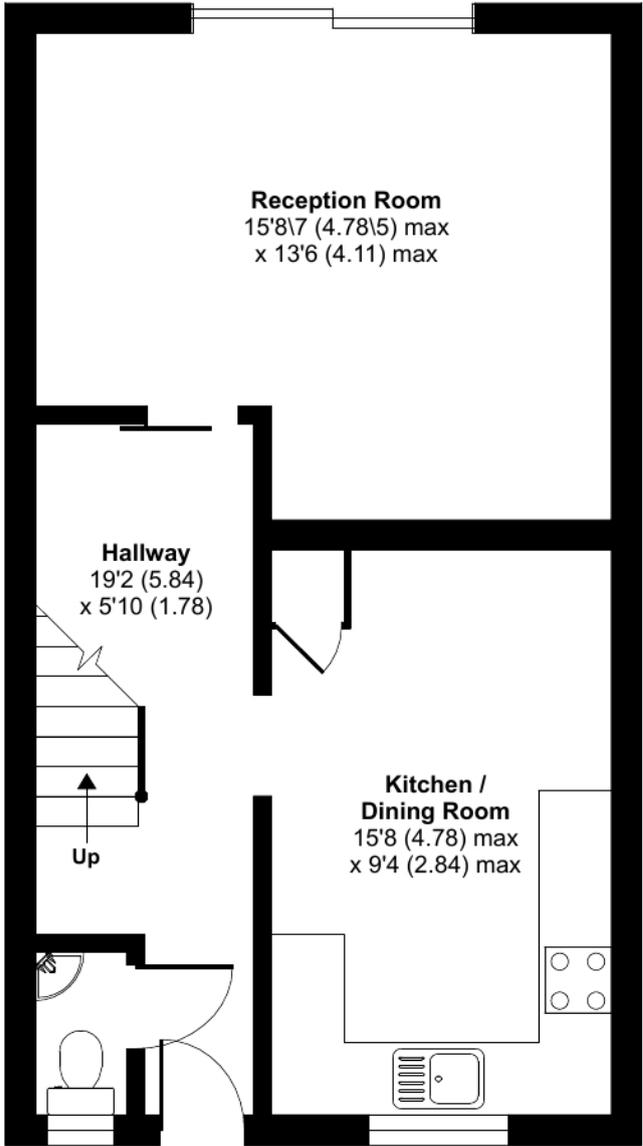




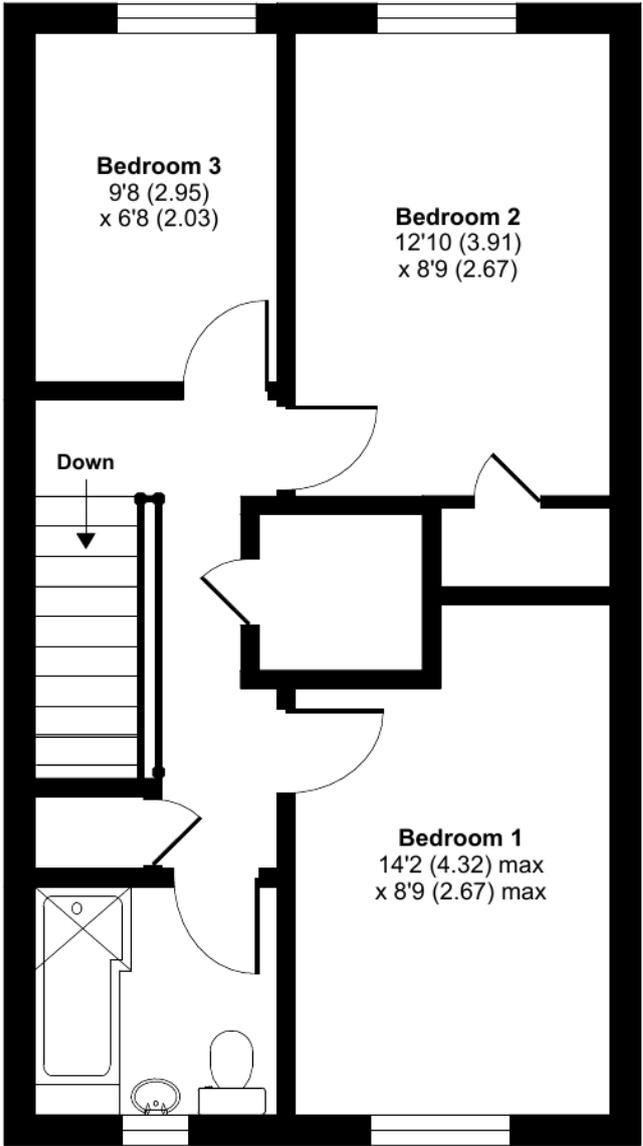
# Bishop Westall Road, EX2

Approximate Area = 950 sq ft / 88.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024. Produced for Robert Williams Ltd. REF: 1104362





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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.