



se sparks ellison
For Sale
021 902 1000 sparksellison.com

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est. 2003

21 Devon Drive, Chandler's Ford, SO53 3GP

£275,000

A delightful two bedroom end of terrace home presented in excellent condition throughout affording a host of wonderful attributes to include off street parking to the rear, garage, re-fitted bathroom and fitted wardrobes to both bedrooms. Devon Drive is located to the south side of Chandler's Ford and conveniently placed for access to local shops as well as the M3 and M27 motorway junctions.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor.

Sitting Room:

13'1" x 11'10" (3.99m x 3.61) Chimney breast.

Dining Room:

8'10" x 8'5" (2.69m x 2.57m)

Kitchen:

8'9" x 7'9" (2.67m x 2.36m) Range of units, electric oven and gas hob, space and plumbing for further appliances, boiler, door to rear garden, under stairs cupboard.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

14'5" x 9'7" (4.39m x 2.92m) Built in Sharps wardrobe.

Bedroom 2:

9'9" x 9'1" (2.97m x 2.77m) Built in Sharps wardrobe.

Bathroom:

6'6" x 5'6" (1.98m x 1.68m) Re-fitted modern white suite comprising bath with mixer tap, separate shower unit over, glazed screen, wash basin with cupboard under, wc, tiled floor.

OUTSIDE

Front:

To the front of the property is a good sized brick paved area with flower and shrub borders, pathway to front door and rear garden.

Rear Garden:

The rear garden measures approximately 26' extending to 42' x 23'6". Brick paved areas and bench seating ideal for outside entertaining, enclosed by fencing, power supply, rear gate to parking spaces and garden store.

Garage:

16' x 10'6" (4.88m x 3.20m) Light and power.

Parking:

Off street parking is located to the front of the garage.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1997

Approximate Area:

65.4sqm/704sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded

Infant/Junior School:

Nightingale Primary School

Secondary School:

Crestwood Community School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band B



Ground Floor = 352 sq ft / 32.7 sq m
 First Floor = 352 sq ft / 32.7 sq m
 Total = 704 sq ft / 65.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sparks Ellison. REF: 1096380

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