



Alphington Road, Exeter, EX2

Guide Price £300,000

Key Features

- Large converted Attic Room
- Peaceful Gardens
- Spacious accommodation throughout
- Ample storage
- Great investment/ family home
- Character



NEW TO THE MARKET FOR 2025! A charming three/four bedroom terraced property situated in the heart of Alphington offering heaps of charm and character, a peaceful rear garden and spacious accommodation throughout.





Upon entering the home, you are greeted by an inviting hallway with doors leading to all principal rooms, as well as the fourth bedroom. The living room is located to the right-hand side of the hallway and is a spacious area that can easily accommodate sizable furniture in addition to being bright and airy thanks to the large bay-fronted window.

Continuing through the hallway, you enter the large kitchen-diner which is an ideal space for hosting guests and socialising with family. The kitchen boasts an abundance of base and eye-level units, along with generous worktop surfaces. There is also space for a large fridge-freezer, a gas hob, and a dishwasher/washing machine. Additionally, a useful storage area is located to the right of the kitchen, perfect for bikes and garden essentials.

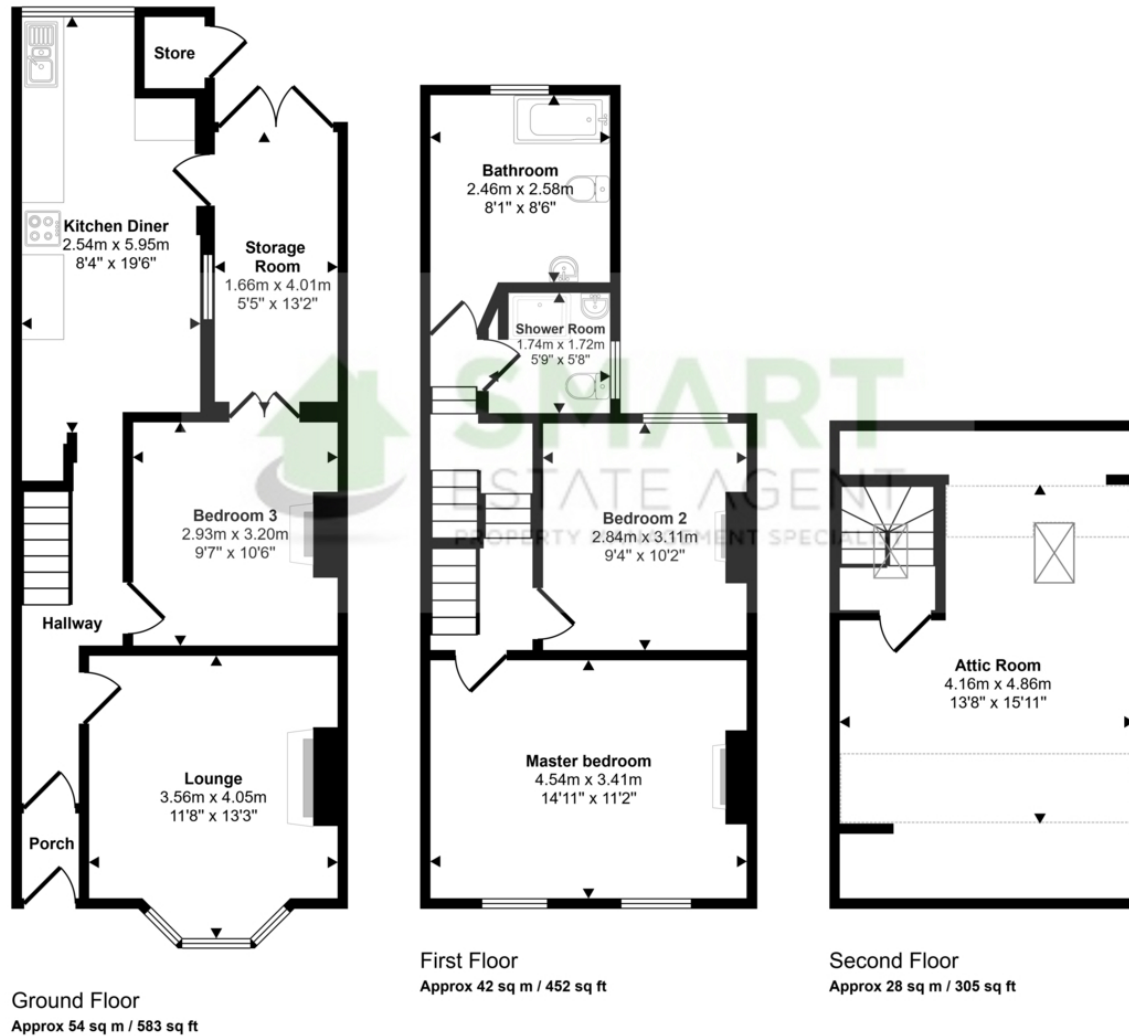
From the entrance hall, stairs rise to the first floor where you will find the family bathroom and a separate shower room. The spacious family bathroom features a beautiful roll-top bathtub with a shower over, a WC and a washbasin. The bathroom is complemented by a separate shower room, which also includes a WC and washbasin.

The first floor also houses the master bedroom and the third bedroom, both of which are double-sized, with the master bedroom being particularly spacious, offering ample room for bedroom furniture. On the second floor, there is a second bedroom/attic room, which has been recently converted by the current owners.

The property also boasts a tiered low-maintenance landscaped rear garden complete with a seating area that's perfect for alfresco dining during the summer months. A shed is situated on the lower



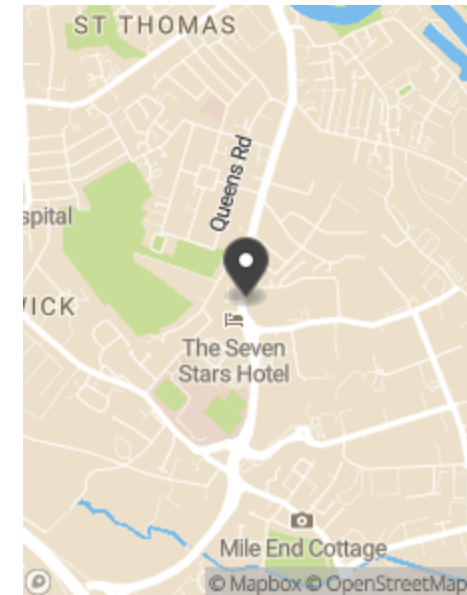
Approx Gross Internal Area
124 sq m / 1339 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Tenure Type: Freehold
Council Tax Band: C
Council Authority: Exeter City Council