



WELLINGTON ROAD

ALPHINGTON, EXETER, EX2 9DX



Robert Williams

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“Ideally located for local amenities and with good transport links into the City, three bedroom terraced home”.



WELLINGTON ROAD

ALPHINGTON, EXETER, EX2 9DX

A three bedroom terraced period family home located in the popular and convenient location of Alphington close to local amenities with good transport links into the city centre.

The property is being sold with no onward chain.

The Property

The ground floor boasts two reception rooms which open through to one another plus kitchen with access out to the enclosed rear courtyard garden.

On the first floor you have three bedrooms and a family bathroom.

The enclosed courtyard garden has rear access and backs on to local allotments.

There are no parking restrictions on street in this location.

The Location

The location in Alphington is very convenient, with several shops and educational options nearby. A large Sainsbury superstore and the Marsh Barton trading estate are also close by and there is easy access to the A38, A30 and M5.

3  bedrooms 1  bathrooms
2  receptions 0  car spaces

Local Authority: Exeter City Council

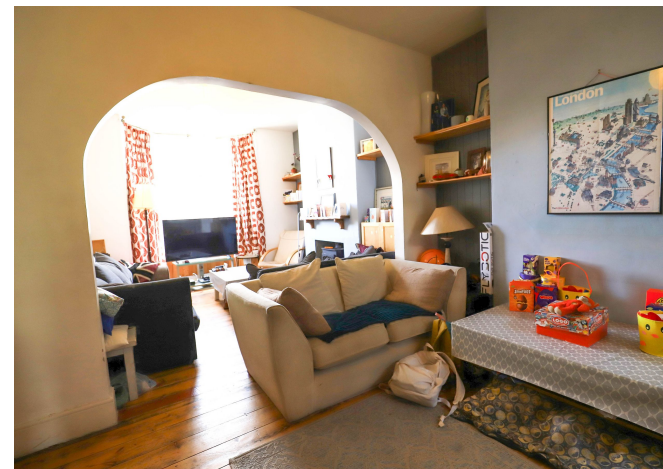
Council Tax Band: C

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: C



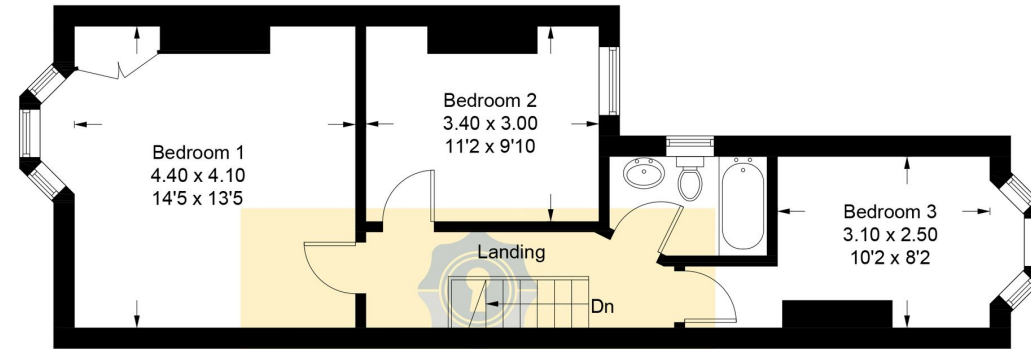


48 Wellington Road

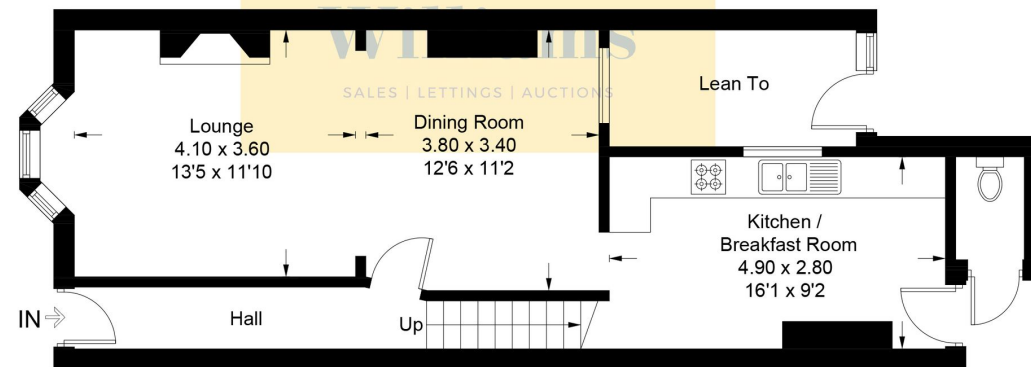
Approximate Gross Internal Area = 99.8 sq m / 1074 sq ft

WC / Lean To = 7.9 sq m / 85 sq ft

Total = 107.7 sq m / 1159 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1193256)



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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.