

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Church Road

Alphington, Exeter, EX2 8SB

Asking Price £350,000



Council Tax: C



# 9 Church Road

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## Porch

Double doors to the front path of the property, door and two small windows to the hallway,

## Hallway

Doors to both the lounge and dining room, opening to the kitchen, doors to the understairs storage cupboard, stairs to the first floor.

## Lounge

13'6" x 13'9" (4.14m x 4.21m)

Large bay window to the front aspect, feature fire place, radiator.

## Dining room

15'2" x 12'2" (4.63m x 3.72m)

Patio doors to the rear garden, feature fire place, radiator.

## Kitchen

7'6" x 22'10" (2.29m x 6.98m)

High and low level cupboards, roll top work surfaces, window and door to the rear garden, door to the shower room, space for a fridge freezer, washing machine, tumble dryer and dish washer, built in gas hob, extractor and eye level oven, single sink and drainer.

## Shower room

6'7" x 9'0" (2.03 x 2.75m)

Partially obscured window to the rear aspect, walk in shower, low level WC and hand basin, heated towel rail.

## Landing

Spacious landing with doors to the bathroom and all three bedrooms, loft access.

## Bathroom

7'7" x 6'6" (2.33m x 2.00m)

Partially obscured window to the rear aspect, bath with electric shower over, Low level WC, hand basin, radiator.

## Bedroom two

10'6" 10'11" (3.21m 3.35m )

Build in cupboard, housing the boiler, built in wardrobes, window to the rear aspect, radiator.

## Bedroom three

7'6" x 7'7" (2.29m x 2.33)

Window to the front aspect, radiator.

## Master bedroom

16'2" x 10'11" (4.95m x 3.33m)

Built in wardrobes, Window to the front aspect, radiator.

## Garage

16'11" x 17'2" (5.16m x 5.24m)

From the rear garden is a door allowing access to this double garage with up and over doors.

## Outside

To the front of the property is a good sized garden that is surrounded by a low wall, there is a path from the front door of the property to a small gate giving access to the public footpath.

To rear of the property is a fully enclosed garden, with mature shrubs, a patio area, a gate giving access to a parking space and up and over garage doors, from the rear garden is an other door giving access to the garage.

For sale is a beautifully presented, neutrally decorated terraced property. Comprising three well-proportioned bedrooms, two inviting reception rooms, and a modern kitchen, this residence is perfectly suited to families, couples, and sharers alike.

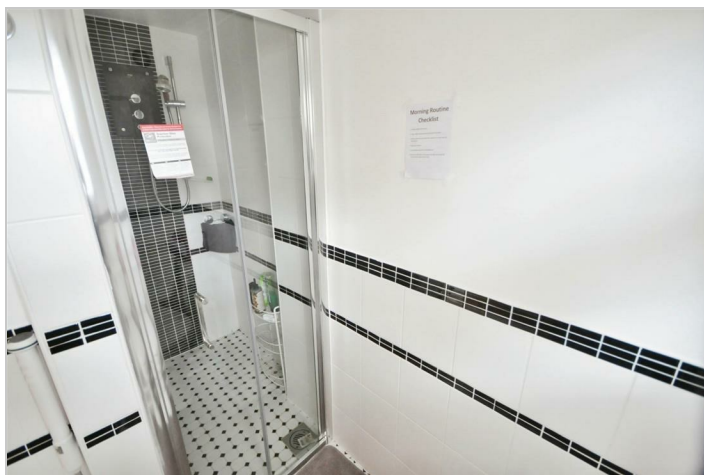
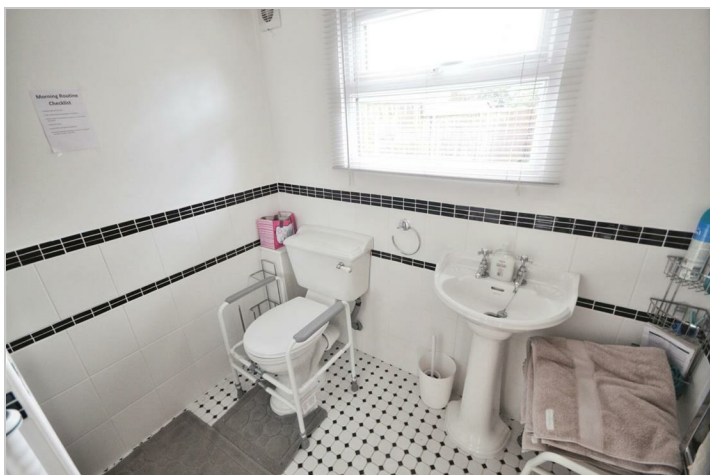
The master bedroom stands out with its built-in wardrobes and an abundance of natural light. The other two bedrooms are also of double size, with one benefitting from built-in wardrobes, and both basking in natural light. The property also boasts two bathrooms; the first, a generously sized space, and the second featuring a heated towel rail.

The kitchen is well equipped with modern appliances, offering an excellent space for budding chefs or those who simply enjoy a home-cooked meal. The two separate reception rooms offer ample space for relaxation and entertainment. Each room is enhanced by a fireplace, large windows that allow plenty of natural light, and one provides direct access to the garden.

Unique features of this property include a working fireplace, a garage for secure parking or additional storage, and a well-kept garden, perfect for those summer BBQs or a tranquil afternoon in the sunshine.

Situated in a highly sought-after location, the property benefits from excellent public transport links, nearby schools, local amenities, and parks. Despite the convenience of its location, the property maintains a peaceful atmosphere, ideal for unwinding after a long day.

With a council tax band C and an EPC rating of D, this property is not just a house but a home waiting to be filled with new memories.



## Road Map



## Hybrid Map



## Terrain Map



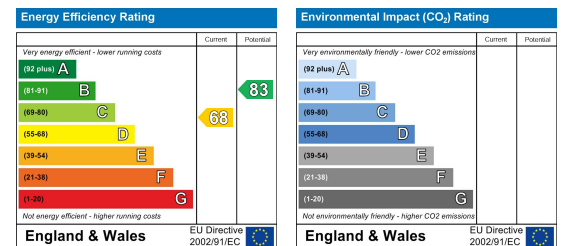
## Floor Plan



## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.