

# HUNTERS®

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Alphington Road

Exeter, EX2 8HU

Asking Price £350,000



Council

Tax Band C





# 58 Alphington Road

Exeter, EX2 8HU

Asking Price £350,000



## Kitchen/Dining room

22'0" x 9'1" (6.72m x 2.79m)

Door and two sash style windows to the rear aspect, space for a dining table, low and high level cupboards, roll top worksurfaces, space and plumbing for a washing machine or dishwasher, single bowl sink and drainer, built in gas hob, oven and extractor fan, immaculate throughout, radiator.

## Lounge

27'3" x 9'1" (widest point) (8.31m x 2.79m (widest point))

Stairs to the first floor, door to a cupboard under the stairs, opening to the play room/snug, door to the ground floor shower room, sash style window to the rear aspect, opening to the kitchen/dining room, radiator.

## Snug

10'11" x 10'10" (3.33m x 3.31m)

Large sash style window to the front aspect, cupboard housing the consumer unit, radiator.

## Shower room

7'4" 3'1" (2.25m 0.95m)

Walk in shower, hand basin, low level WC and heated towel rail.

## Landing

Doors to all bedrooms and the family shower room, sash style window to the rear aspect, door to an airing cupboard.

## Master bedroom

11'9" x 14'0" (3.60m x 4.27m)

Large sash style bay window to the front aspect, radiator.

## Bedroom two

9'3" x 14'0" widest (2.82m x 4.29m widest)

Large sash style window to the rear aspect, radiator.

## Bedroom three

10'2" x 10'0" widest (3.11m x 3.05m widest )

Large sash style window to the side aspect, radiator.

## Family bathroom

5'5" x 6'2" (1.66m x 1.88m)

Walk in corner shower, hand basin, low level WC, heated towel rail.

## Outside

The main door of the property is to the side of the property, the door opens on to a wonderfully designed side passage which in turn leads to a gate and the public footpath.

To the rear of the property is a beautifully landscaped garden that wraps around to the side of the property, the property has sleepers that create wonderful flower beds and a seating area with a small pergola, the garden is made up of ornate pathing stones for ease of maintenance and clever design, the garden is surprisingly large and fully enclosed allowing privacy and the perfect space for entertaining or a family to grow, there is also an original outside toilet.

Tel: 01392 340130

\* This really is a must see \* \* Turn key ready \* Nestled on Alphington Road in the charming city of Exeter, this stunning end terrace house offers a perfect blend of modern living and comfort. Spanning an impressive 1,302 square feet, this newly renovated property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

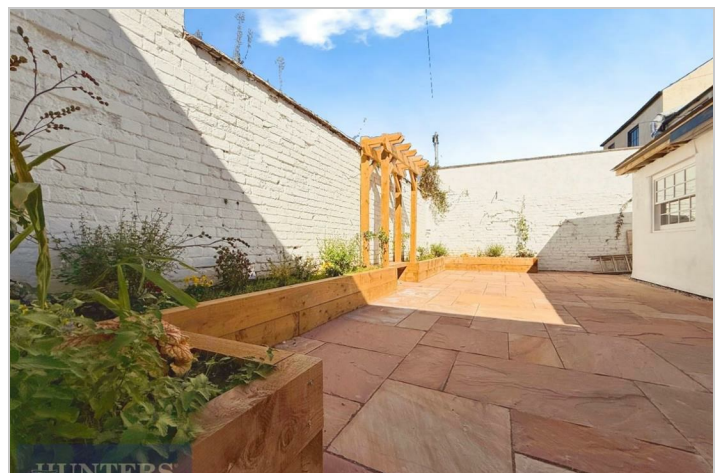
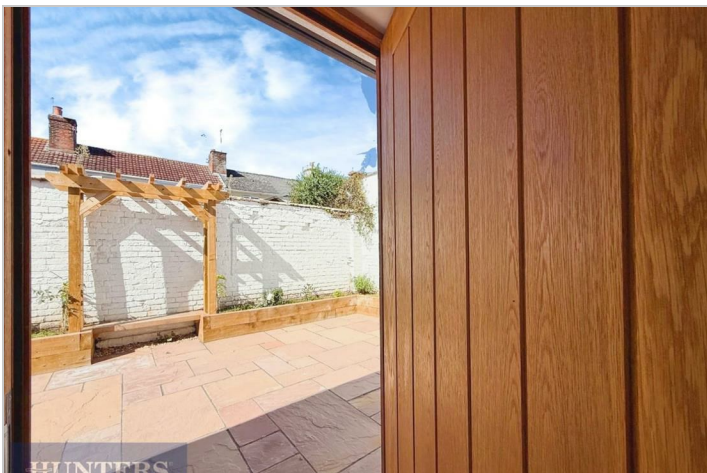
Upon entering, you will be greeted by two inviting reception rooms that provide ample space for relaxation and entertainment. The heart of the home is the generous kitchen and dining area, designed to accommodate both casual meals and formal gatherings. The high specification kitchen features contemporary fittings, ensuring a delightful cooking experience.

The property has undergone a complete renovation, showcasing high-quality finishes throughout. The bathrooms are equipped with luxurious shower rooms, while new carpets and flooring add a touch of elegance to every room. The neutral decor creates a clean and bright atmosphere, allowing you to easily personalise the space to your taste.

Outside, you will find a nicely sized landscaped garden that is fully enclosed, providing a safe and private area for outdoor activities or simply enjoying the fresh air. The location is particularly advantageous, with local amenities just a stone's throw away and excellent transport links, making commuting a breeze.

This exceptional property on Alphington Road is not just a house; it is a home that offers comfort, style, and convenience in one of Exeter's desirable neighbourhoods. Don't miss the opportunity to make this remarkable residence your own.

- Must see, turn key ready
- Deceptively spacious
- Wonderful renovation
- Bright, clean and sharp
- Modern bathroom
- Modern Kitchen
- Light and airy
- Good sized enclosed garden



Road Map



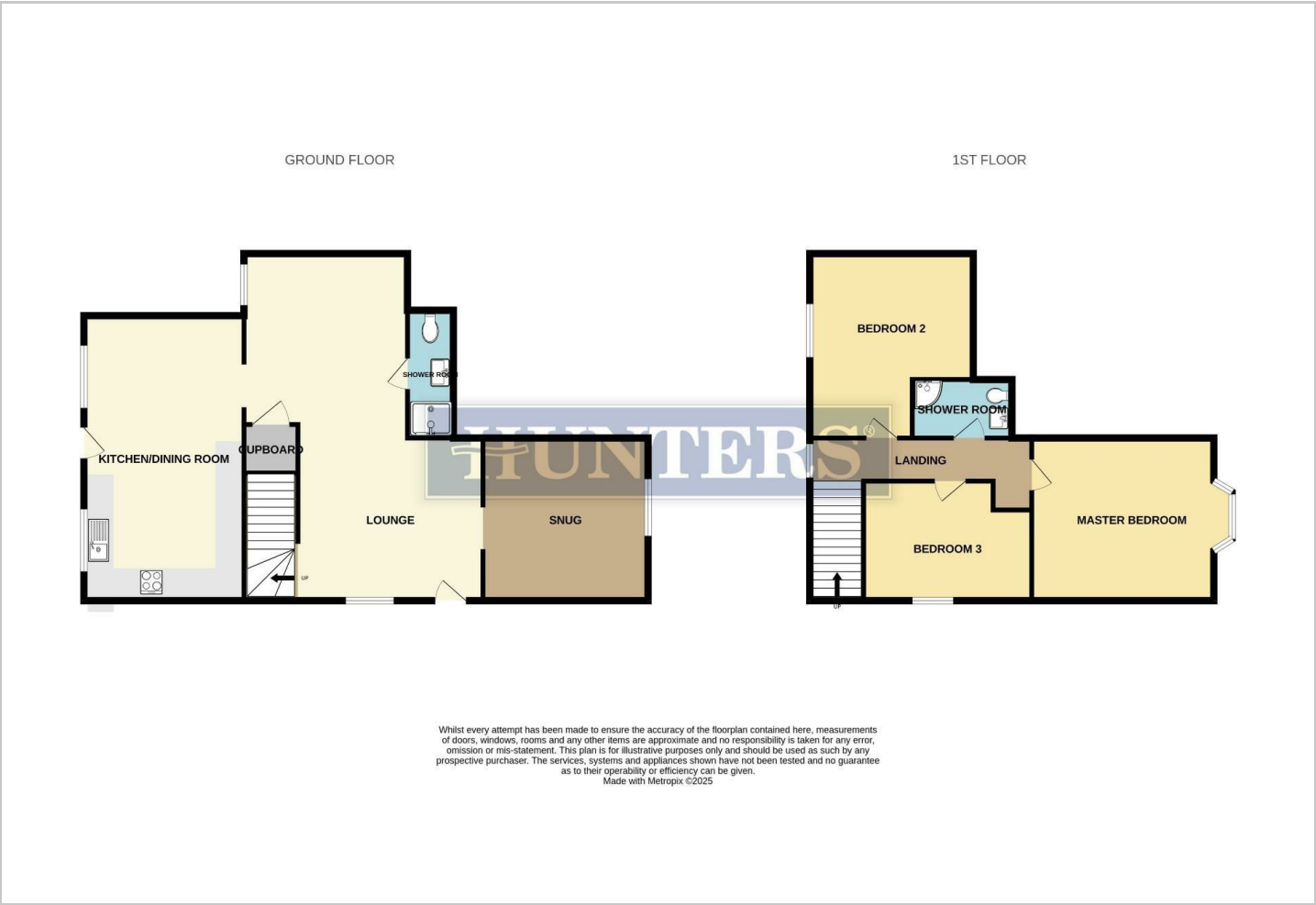
Hybrid Map



Terrain Map



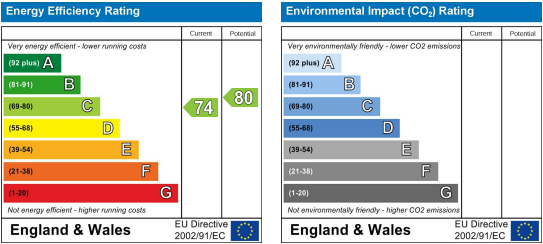
Floor Plan



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.