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95 Smith Field Road, Exeter, Devon, EX2 8YN



SOUTHGATE
— ESTATES —

£135,000





95 Smith Field Road

Situated in a tucked away position in the popular area of Alphington is this spacious one bedroom flat. The property benefits from an off-road parking space, as well as an outside store, and the internal accommodation briefly consists of an entrance vestibule with stairs leading up to the open-plan lounge diner, an inner hallway, kitchen, bathroom and a double bedroom.

The excellent location offers a range of nearby amenities, including grocery stores, a pub, pharmacy and a GP surgery, various play parks, and both primary and secondary schools. Exeter's city centre is also just a short drive away from the property, providing a good number of high street shops, eateries and other entertainment facilities.

Ground Floor The flat benefits from its own private entrance with an outside storage cupboard to the side. The front door opens to the entrance vestibule which includes stairs rising to the first floor accommodation.

First Floor Stairs lead up from the entrance vestibule to the open-plan lounge diner; a pleasant reception room enjoying a dual aspect, with windows to the front and side aspects. A door opens into the inner hallway which provides access to the kitchen, bedroom and bathroom, and also benefits from an airing cupboard offering good storage space, which houses the hot water tank. There is also a hatch to the large, partially floored loft space.

The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Appliances include a freestanding oven, a fridge, freezer and a washing machine. There is also a window to the rear aspect complemented by far-reaching views. The double bedroom also has the advantage of a window to the rear aspect with a pleasant outlook, along with a wall of built-in wardrobes providing ample storage space. Lastly, the bathroom comprises a bath with a shower over, a pedestal wash basin and a close-coupled WC.





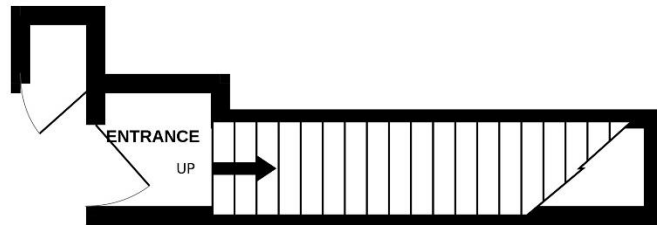
Parking The flat includes an allocated space to the front of the property allowing valuable off-road parking.

Property Information Tenure: Leasehold (we have been informed that there is a 999 year lease from 1980, and there are currently no set maintenance charges or ground rent). Council tax band: B.

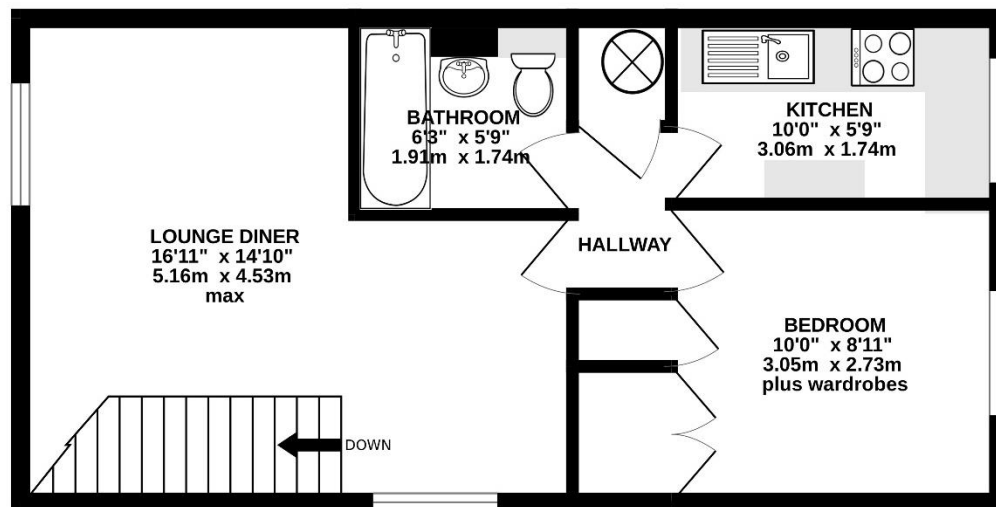
- *One Double Bedroom*
- *No Onward Chain*
- *Off-Road Parking*
- *Pleasant Outlook*
- *Ideal Investment or First Home*
- *Popular Location*



ENTRANCE
60 sq.ft. (5.6 sq.m.) approx.



FIRST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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