





Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Private Driveway





Generous Gardens Council Tax Band: F

Guide: £525,000 Freehold

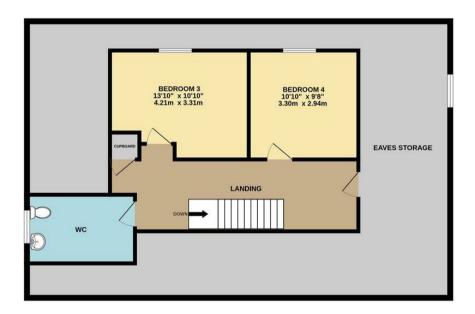
23 Shillingford Road,

Alphington, Exeter, EX2 8UB

GROUND FLOOR

1ST FLOOR











SUMMARY

A superb four-bedroom detached chalet bungalow situated in the sought-after residential area of Alphington, being sold with no onward chain. Alphington offers excellent access to a wide range of amenities, including local stores, doctors, pharmacy, and church. There is easy access to the major link roads surrounding the city, including the M5 motorway, A38/A380 and A30.

The property is well-presented throughout and features well-proportioned rooms, with accommodation comprising a spacious entrance hall, a dual-aspect and L-shaped living/dining room, a modern fitted kitchen, a separate utility room, two ground-floor bedrooms (one with an en-suite), and a ground-floor bathroom. On the first floor are two further bedrooms and a first-floor WC. There is access to the eaves storage space, offering excellent potential for future development (subject to any planning or permissions required).

The property sits on a generous plot with gardens to the front and rear. The rear garden is well-maintained and laid to lawn with borders planted with a variety of mature shrubs and plants. A paved patio area provides a delightful seating area. There is an area to the side with useful storage space and a gated access to the front of the property. To the front is a single garage with a sweeping driveway, providing off-road parking for several vehicles. There are two further areas of garden with mature trees.

Early internal viewing is highly recommended for this superb property.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. https://checker.ofcom.org.uk

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.









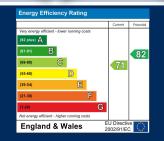








IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



18 southernhay west, exeter, ex1 1pj $t\&f.01392\ 215283$

e . enquiries@naomijryan.co.uk www.naomijryan.co.uk company registration number 6693899