

75 Chantry Meadow, Alphington, Exeter, EX2 8FU



A spacious two bedroom property set in the heart of popular Alphington. The accommodation comprises entrance hall, lounge/dining room, kitchen, two first floor bedrooms and bathroom. The property also benefits from a private enclosed rear garden and allocated parking space. A perfect first time buy or investment opportunity viewing is highly recommended. No onward chain.

Offers in the Region of £240,000 Freehold DCX02585

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The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via a uPVC part glazed front door, door through to the lounge.

Lounge 13' 9" x 12' 6" (4.198m x 3.813m)

Front and side aspect uPVC double glazed windows, television point, telephone point, under stairs storage cupboard, stairs to the first floor landing, radiator and opening to the dining area.



Dining area 9' 10" x 7' 0" (2.989m x 2.126m)

Rear aspect uPVC double glazed window, uPVC double glazed door leads to the conservatory, laminate flooring, door to the kitchen and radiator.



Kitchen 9' 6" x 5' 4" (2.906m x 1.628m)

Rear aspect uPVC double glazed window, fitted range of eye and base level units, stainless steel sink with a mixer tap and single drainer, rolled edge work surfaces, part tiled walls, oven and hob with an extractor fan above, plumbing for a washing machine, further appliance space, wall mounted boiler.



Conservatory 9' 11" x 6' 6" (3.016m x 1.985m)

Triple aspect uPVC double glazed windows, uPVC double glazed door leads to the rear garden.



First Floor Landing

Side aspect uPVC double glazed window, doors to bedroom one, bedroom two, bathroom, airing cupboard with a water tank and shelving, access to the loft void above and radiator.

Bedroom One 12' 6" x 10' 9" (3.810m x 3.270m)

Twin front aspect uPVC double glazed windows, storage recess and radiator.



Bedroom Two 10' 1" x 6' 6" (3.079m x 1.971m)

Rear aspect uPVC double glazed window with a view over the rear garden, radiator.



Shower Room

Rear aspect uPVC frosted double glazed window, three piece suite benefiting from a walk in shower, low level WC, wash hand basin, tiled walls and radiator.



Garden

Private enclosed rear garden by a range of panel fencing. Paved seating area, wooden shed, shrub borders, gated rear access which leads to the off road parking.



Parking

Off road parking is situated to the rear of the property.

Front garden

Mainly laid to lawn with mature shrub, and pedestrian access to the front door.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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