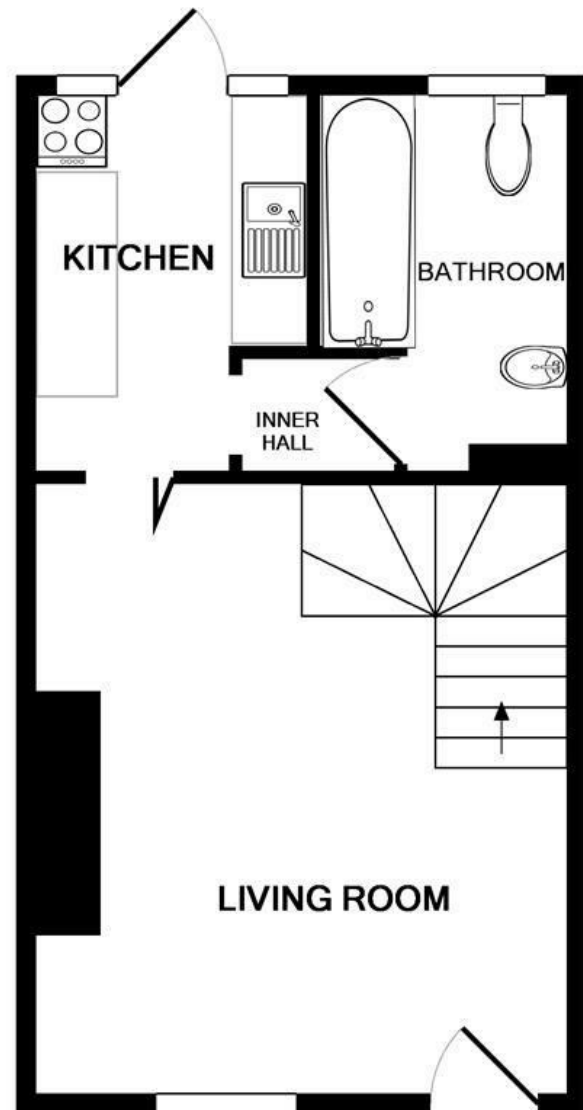


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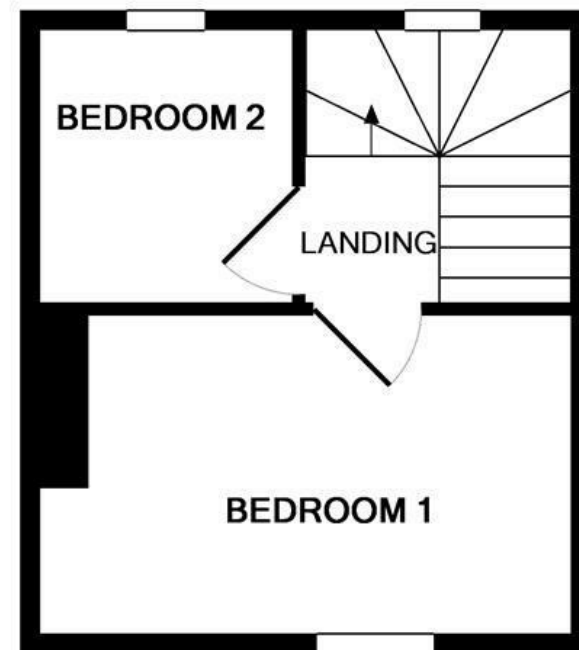


DORMANS
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GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR

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£190,000 FREEHOLD



5 Midway Terrace, Alphington, Exeter, Devon, EX2 8UY

A characterful two bedroom cottage situated in a tucked away and popular location in Alphington, overlooking some allotments. The accommodation briefly comprises a lounge/dining room with wood burner, fitted kitchen, downstairs bathroom and two first floor bedrooms. The property benefits from gas central heating and PVCu double glazing. There is one parking space, an enclosed rear garden and 3 useful sheds. The property is offered with no onward chain.



5 Midway Terrace, Alphington, Exeter, Devon, EX2 8UY

£190,000 FREEHOLD

Accommodation Comprising:

Storm porch, wooden stable front door with part obscure glazing leading into:

Living/Dining Room

4.66m (plus door recess) x 4.11m (15'3" (plus door recess) x 13'5")

With wood effect PVCu double glazed window to front with open views out over the allotments. Two gas central heating radiators and feature fireplace with timber mantel brick surround and tiled hearth with wood burner inset. High level cupboard with electric meter and fuse box. Feature wall lighting. Television point and telephone point. Beamed ceiling and open wooden stairs to first floor landing. Two steps up to folding door into:



Kitchen

3.09m x 2.10m (10'1" x 6'10")

With wood effect PVCu half glazed door to rear garden and two side windows to rear. Fitted with a range of shaker style matching base cupboards and eye level units. Roll edged work surface with stainless steel single bowl sink unit and mixer tap. Control panel for boiler. Fridge/freezer, gas cooker, spotlighting. Inner lobby with light, shelving and coat hooks, door to:



Downstairs Bathroom

With wood effect PVCu obscured and double glazed window to rear aspect and gas central heating towel rail. Fitted with a coloured suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with tiled splashback and close coupled w.c. Alcove with shelving and further low level wooden shelving. Cupboard housing Vaillant combi boiler serving gas central heating and domestic hot water.



First Floor Landing

With wood effect PVCu double glazed window to rear aspect with deep window sill. Beamed ceiling and wooden balustrade.

Bedroom 1

3.68m (plus alcove) x 2.48m (12'0" (plus alcove) x 8'1")

With wood style flooring, PVCu double glazed window to front with far reaching open views towards Exeter. Gas central heating radiator, television point and beamed ceiling.



Bedroom 2

2.23m x 1.98m (7'3" x 6'5")

With wood effect PVCu double glazed window to rear aspect and beamed ceilings. Hatch to partly boarded roof space with lighting.

Outside

There is a parking bay opposite the front door.

Rear garden

The rear garden has a paved area outside the back door and four steps leading up to terraced area. There is a lawned area with flower border and a brick and tile corner seating area. A raised border at the rear of the garden has mature plants. The garden is enclosed with timber fencing and has a wooden shed.

The property also has a further wooden shed and garden store.



Directions

From Exe Bridge roundabout turn into Alphington Road. Take the left fork after Sainsburys into Alphington. Turn right at the church into Ide Lane, continue on taking the left fork. Turn left into Midway Terrace and the property will be found on the left opposite the allotments.

Council tax

B

Area

Alphington is on the South Western side of Exeter with easy access to the A30, A38, M5 and Marsh Barton Trading Estate. There is a regular bus service into Exeter city centre. Alphington still retains much of its village character with local amenities including shops, schools and church.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.