



Bright and airy second-floor apartment with two double bedrooms, located in the charming village of Alphington on the south/west edge of the city of Exeter. Ideally positioned for easy access to local amenities, the nearby industrial estate, and Exeter city centre. The property boasts a spacious dual-aspect living/dining room, a modern fitted kitchen, two generously sized double bedrooms, and a bathroom. Residents benefit from a communal garden and an allocated parking space. Offered with no onward chain.

Church Road
Alphington £170,000

West of EXE

Church Road Alphington £170,000

Second-floor apartment in the heart of Alphington village | Two spacious double bedrooms | Bright and airy dual-aspect living/dining room | Modern fitted kitchen | Well-proportioned bathroom | Convenient access to local amenities, Exeter city centre, and nearby industrial estate | Communal garden for residents' use | Allocated parking space | Offered with no onward chain | Superb first home or investment property

PROPERTY DETAILS:

APPROACH

Communal front door with entry pad and intercom to communal entrance hallway with stairs to the second floor. Front door to flat 26 and entrance hallway.

ENTRANCE HALLWAY

Spacious L-shape hallway with doors to all adjoining rooms. Radiator. Telephone entry phone. Door to large walk-in cupboard complete with shelving and hanging rail. Door to further storage cupboard also housing a wall mounted gas combi boiler.

LIVING/DINING ROOM

16' 3" x 10' 7" (4.95m x 3.23m) Bright double aspect room with large windows to side and rear with outlook over the communal gardens. Two radiators. TV and telephone points. Sliding door to kitchen.

KITCHEN

9' 5" x 5' 6" (2.87m x 1.68m) Modern fitted Shaker style kitchen with range of base, wall and drawer units in white finish. Marble effect worktop with tiled surround and inset stainless steel sink. Integral electric oven and ceramic hob with stainless steel style cooker hood over. Integral fridge and freezer. Window to side aspect.

BEDROOM 1

12' 4" x 10' 5" (3.76m x 3.18m) Spacious master bedroom with large window to side aspect. Radiator. Range of built-in wardrobes and shelving.

BEDROOM 2

12' 4" x 7' 1" (3.76m x 2.16m) Further spacious double bedroom with large window to side aspect. Radiator. Built-in shelving.

BATHROOM/UTILITY

7' 3" x 5' 8" (2.21m x 1.73m) Modern bathroom with white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass shower screen and electric shower. Chrome ladder style radiator. Extractor fan. Fitted worktop with space and plumbing under for washing machine. Large ceiling window.

OUTSIDE

COMMUNAL GARDEN

A large lawned communal garden area edged with an abundance of mature trees and shrubs available for residents use located to the rear of the building.

PARKING

Marked allocated parking space for one vehicle located to the front of the building.

AGENTS NOTES:

The property is leasehold - 999 years from 1 Jan 1975 - 949 years remaining

Council Tax Band: B - Exeter City Council

There is an annual maintenance charge of one equal 13th share of the service charge - including buildings insurance

Ground Rent is £5 per annum

Managing Company is Smart Block Management Services, Exeter

Pets allowed with confirmation of the Management Company

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Homegap CO500

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

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