



Budlake, 64 Chudleigh Road



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Exeter, Devon EX2 8TZ

Exeter St David's Station (2.8 miles), Exeter Airport (10.3 miles)

A spacious detached home offering flexible accommodation, a generous plot with ample parking, and scope for cosmetic improvement, situated in the sought-after Alphington area.

- Offered with no onward chain
- Generous private plot with driveway
- Scope for cosmetic improvement
- Kitchen with adjoining utility room
- Freehold
- 4/5 Bedroom detached property
- Flexible layout with four reception rooms
- Garage and wraparound gardens
- Prime position in Alphington
- Council tax band: F

Guide Price £550,000

## SITUATION

Alphington is situated on the south-western outskirts of Exeter and provides excellent access to major routes including the M5, A30 and Devon Expressway. The village offers a church, shop, post office, public house, doctor's surgery and primary school, along with a sports field and clubhouse, home to Alphington's football and cricket clubs. The area is well-served by public transport and is within easy reach of Exeter city centre, while nearby green spaces and riverside walks offer a pleasant lifestyle balance. Exeter itself is a vibrant and well-connected city with mainline rail links to London, a renowned university, excellent schooling, and a wide range of cultural, sporting and leisure facilities.



## DESCRIPTION

Budlake is a well-proportioned detached property set within its own good-sized plot, approached via a private drive leading to a generous parking area with space for multiple vehicles. The accommodation was formerly utilised as a nursing care facility and offers excellent versatility with scope for cosmetic updating, making it an ideal opportunity for those wishing to personalise their next home.

## ACCOMMODATION

A front door opens to an inner porch, which in turn leads into the hallway. The ground floor offers four versatile reception rooms, adaptable for use as sitting rooms, dining rooms, studies, or ground-floor bedrooms, together with a kitchen and adjoining utility room. On the first floor, there are four bedrooms and a family bathroom. The property also benefits from an integral garage and is offered for sale with no onward chain.

## OUTSIDE

The property is set back from the road and approached via a private driveway leading to a generous parking area suitable for multiple vehicles, along with access to the garage. Gardens wrap around the property, offering both lawned and paved areas with potential for landscaping.

## SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband

Drainage: Mains drainage

Heating: Gas

Tenure: Freehold

EPC: C(73)

Council tax band: F

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

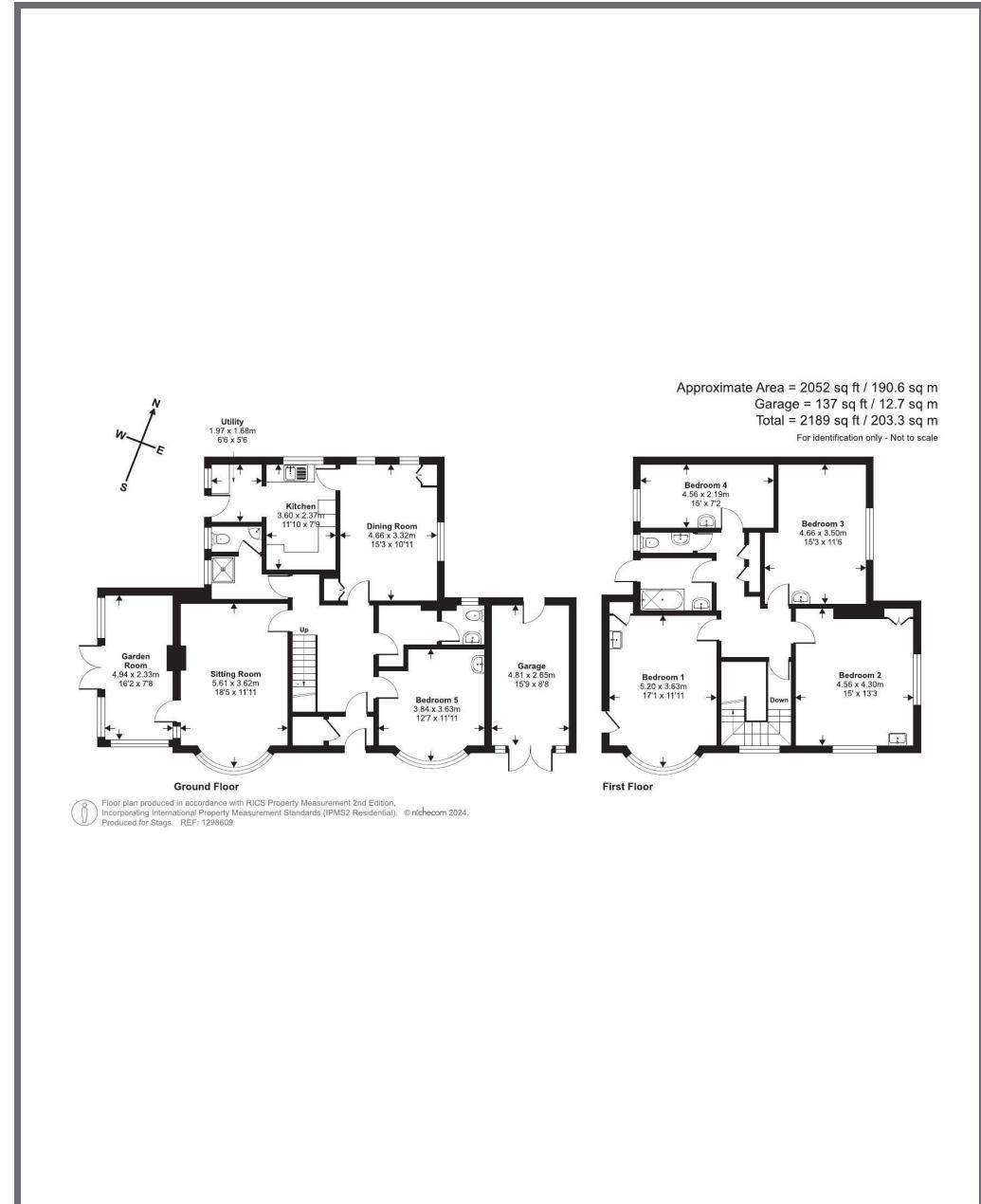


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West,  
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202



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