



Connells

Church Road
Alphington Exeter

Church Road
Alphington Exeter EX2 8SJ

for sale
£230,000



Property Description

39 Church Road, Alphington, Exeter EX2 8SJ

We are acting in the sale of the above property and have received an offer of £220,000 on the above property.

Any interested parties must submit higher offers in writing to the selling agent before exchange of contracts takes place.



Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we

will endeavour to check for you, especially if you are contemplating travelling some distance to view the property

Entrance Porch

Double glazed obscured front aspect door. Door to...

Entrance Hall

Wall mounted radiator.

Living Room

10' 7" exc bay x 11' 7" into recess (3.23m exc bay x 3.53m into recess)

Double glazed front aspect bay window, feature fireplace. Square arch to...

Dining Room

11' 7" x 8' 1" to chimney breast (3.53m x 2.46m to chimney breast)

Double glazed rear aspect patio doors, built-in cupboards, wall mounted radiator.

Kitchen

15' 1" max x 8' 1" (4.60m max x 2.46m)

Double glazed rear aspect window, double glazed obscured side aspect door, base units, work surfaces, 1 1/2 bowl stainless steel sink unit, electric oven, electric hob with extractor over, built-in dish washer, built-in washing machine, cupboard housing boiler, wall mounted radiator.

Lean To

13' 1" x 6' 3" (3.99m x 1.91m)

Double glazed rear aspect door, wall mounted radiator.

Landing

Pull down ladder for loft access.

Bedroom 1

15' 3" to back of cupboard x 11' 3" (4.65m to back of cupboard x 3.43m)

Two double glazed front aspect windows, built-in cupboards, wall mounted radiator.

Bedroom 2

11' 3" x 9' 8" (3.43m x 2.95m)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

8' x 5' 6" (2.44m x 1.68m)

Double glazed rear aspect window, wall mounted radiator.

Wet Room

4' 9" x 6' 5" (1.45m x 1.96m)

Double glazed obscured side aspect window, electric shower, low level toilet, wash hand basin with cupboard below, tiling, heated towel rail.

Outside

Driveway to garage (not inspected). Lawned garden with patio and gate to rear access..









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01392 221 331
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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317079



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: EXR317079 - 0003