





## Property Description

*An immaculate 3 bedroom SEMI DETACHED HOUSE in the popular location of ALPHINGTON, the property has been extended to form a great size kitchen/diner area with patio doors onto the garden, the property is top quality and is a credit to the current owners. Outside there is PARKING on the front of the property and at the rear is a beautiful enclosed landscaped garden with lawn and patio for enjoying summer outside dining. The location is great for commuters with easy access out of Exeter onto the M5 & A38 and beyond, local schools, shops, amenities, the city and the quayside. The accommodation comprises:- Entrance hallway, lounge, kitchen/diner, first floor landing, 3 bedrooms and bathroom/WC.*



## Entrance Hall

Double glazed obscured door to front, under stairs storage, wooden flooring, wall mounted radiator.

## Living Room

16' 2" max into square bay x 12' 1" into recess ( 4.93m max into square bay x 3.68m into recess )

Double glazed front aspect square bay window, wooden floor, fireplace with gas fire, wall mounted radiator.

## Kitchen/ Diner

15' 1" max x 16' 8" max ( 4.60m max x 5.08m max )

L-shaped room with double glazed window to rear and side, double glazed door to side, double glazed sliding doors to rear, wall and base units, work surfaces, tiling, Neff double electric oven and gas hob with extractor over, built-in Bosch dish washer, space for fridge freezer, wall mounted radiator.

## Landing

Double glazed obscured side aspect window.

## Bedroom 1

14' 3" max into square bay x 10' 6" into recess ( 4.34m max into square bay x 3.20m into recess )

Double glazed front aspect square bay window, wall mounted radiator.

## Bedroom 2

10' 9" x 11' 1" ( 3.28m x 3.38m )

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 3

7' 9" x 6' 10" ( 2.36m x 2.08m )

Double glazed front aspect window, wall mounted radiator.

## Bathroom

Double glazed obscured rear aspect window, bath with mains shower over, low level toilet, wash hand basin, tiling, heated towel rail, loft access.

## Front Garden

Gravelled area and driveway parking for two cars.

## Rear Garden

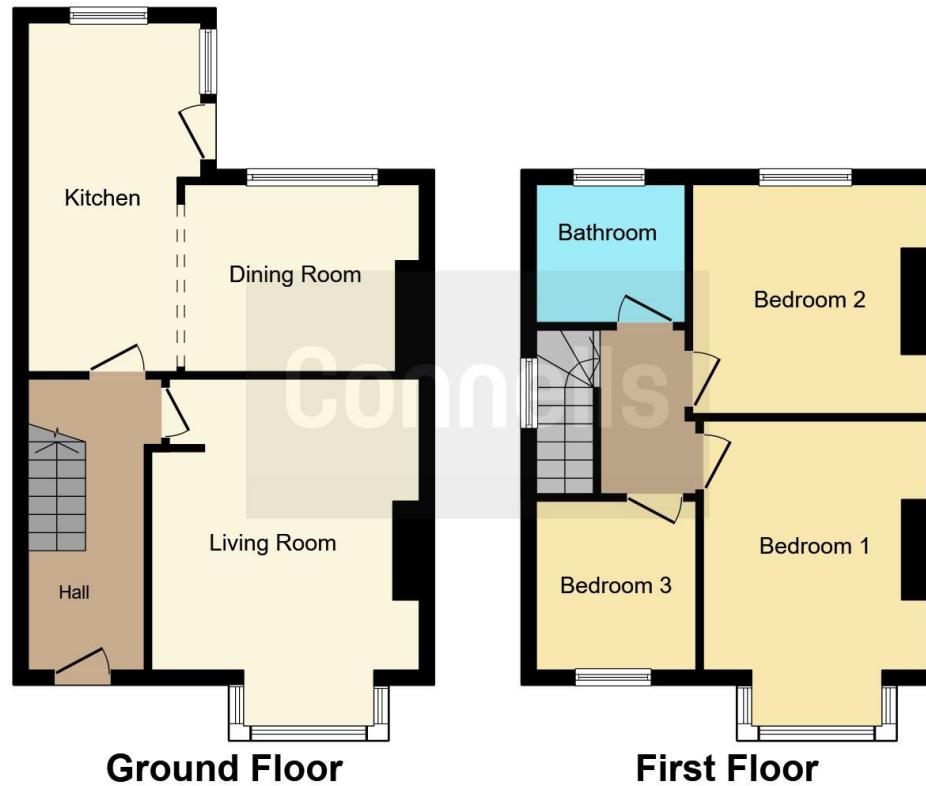
Patio, lawned area, electric point, outside tap, side gated access, apple tree, patio at rear, slate and gravelled area. Enclosed by fencing.

## Council Tax Band: C









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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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