

Bennett Close, EX2

MØVELI





Bennett Close, EX2

A spacious, extended and well presented family home with a potential ground floor annexe. The property has four bedrooms, a large living room, kitchen, utility and two bathrooms, not to mention a garage and gardens. Viewing is highly recommended.

- A Generous Family Home
- Situated In The Heart Of Alphington
- Four Bedrooms
- Large Living/Dining Room
- Kitchen & Utility Room
- Shower Room & Downstairs Bathroom
- Option Of A Self-Contained Ground Floor Annexe
- Garage & Gardens
- Ground Floor Study/Play Room



This fantastic semi-detached home is perfect for large families or anyone looking for a home with annexe potential. The property is situated in the heart of Alphington, a popular and well-established residential area situated on the south-western outskirts of Exeter, offering an excellent balance of village charm and convenient city living.

At the heart of the area is the historic village centre, with its attractive period properties, traditional church and welcoming community atmosphere. Alphington benefits from a good range of everyday amenities, including local shops, a convenience store, post office, pharmacy and traditional public houses, while larger supermarkets and retail facilities are available nearby.

The area is particularly popular with families, thanks to its access to local schooling, including Alphington Primary School and West Exe School, together with nearby parks, recreational spaces and countryside walks.

The property sits on a prominent corner plot, steps lead to the front garden and the entrance to the property. There is an entrance porch with access to a well lit hall and doors to all rooms. The living/ dining room is a large, light, double aspect room with a window to the front and glazed sliding doors to the rear garden, there is a fireplace with electric fire. The kitchen is fitted with wall and base units including an eye-level double oven and tiled splash backs. There is a window to the rear, access to the under-stairs cupboard and the utility room. ►



- To the left of the hall there is a door into what could easily be a self-contained annexe area. There is a study that can also be a living space, this gives access to the bedroom, the bathroom and utility room, which would become the kitchen. The bedroom is a double room with a window to the front, the bathroom has tiled walls, window to the side, a panelled bath, white W.C and matching sink unit. The utility room has fitted units with space for several appliances including fridge/freezer and washing machine. There is also a window to the rear and access to the rear garden.

On the first floor, the landing has a window to the side, a hatch to the loft and doors to the remaining bedrooms. Bedroom one is a large double room with a window to the front giving partial views towards the city. Bedroom two is another double room with fitted wardrobes and a window to the rear overlooking the garden and bedroom four is a single room with a window to the rear. Completing the accommodation is the shower room, which has a walk-in corner shower, W.C and matching sink, there is also a window to the side.

Externally, the property has a front garden laid to lawn with a path leading to the front door. The rear garden is mainly laid to lawn with a patio area from the living room doors. There is a wall and fence bordering the garden and access to the garage, which has an up and over door, door and window to the rear plus light and power.

Agents note

We understand from the sellers that vehicular access to the garage is available via the rear lane. The legal rights relating to this access have not been independently verified and prospective purchasers should satisfy themselves through their legal advisers.

The property also benefits from roof-mounted solar panels, which we understand are subject to an existing fixed-term agreement. At the time of marketing, full details of this agreement have not been made available to us. We understand that the property is currently subject to a mortgage; however, no representation is made regarding the acceptability of the solar panel arrangement to prospective purchasers' mortgage lenders. Buyers are advised to seek clarification through their legal advisers and mortgage providers before proceeding.





LOCATION

Property location

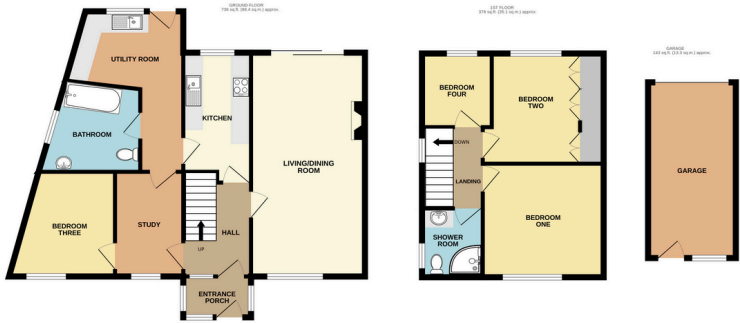
ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: 78

Potential: 78

FLOOR PLAN

1257 sq ft (116 sq m)



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Mapbox ©2023



Important notice: Movelli give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Alpinum Limited T/A Movelli, Brewery Farm, Old Coach Road, Axbridge, Somerset BS26 2EH Tel: 020 3150 0733 Email: hello@movelli.com



Chris Heal

For viewings, further information or a free property valuation contact:

☎ 07513 649 554 | 020 3150 0733

✉ cheal@moveli.co.uk