



46, Church Road



# 46, Church Road

Alphington, Exeter, EX2 8SZ

Exeter Cathedral (1.8 Miles), Marsh Barton Station (0.8 Miles)

A charming Grade II Listed mid-terrace cottage situated in the heart of the sought-after village of Alphington.

- Character cottage
- Landscaped garden
- Period features
- Convenient location
- Freehold
- Three bedrooms
- Grade II Listed
- Two Reception rooms
- Generous loft space
- Council tax band: C

Guide Price £325,000

## SITUATION

The property is situated within the popular and historic village of Alphington on the south western fringes of Exeter, and lies within the sought-after Alphington Conservation Area. Alphington offers a good range of day-to-day amenities including local shops, public houses, schools and regular bus services into the city centre. Exeter provides an extensive range of shopping, dining and leisure facilities together with excellent transport links including access to the M5, A30 and mainline rail connections. The nearby riverside walks and countryside surrounding the village also provide excellent opportunities for outdoor recreation.



## DESCRIPTION

46 Church Road is an attractive Grade II Listed cottage full of charm and period character, enjoying a wealth of original features including exposed beams and feature fireplaces. The property offers well-proportioned accommodation with a flexible layout suited to modern living, whilst retaining the warmth and character expected from a home of this nature. The cottage benefits from a light and welcoming sitting room with doors opening onto the rear garden, a fitted kitchen overlooking the garden and a further reception room currently utilised as a study but equally suited as a formal dining room. Upstairs are three bedrooms and a family bathroom. Outside, the rear garden is a particular feature of the property, being larger than expected and thoughtfully landscaped into a number of attractive areas ideal for both entertaining and relaxing.

## ACCOMMODATION

The front door opens into an entrance hallway with stairs rising to the first floor and doors leading to the principal reception rooms. The sitting room is a delightful dual aspect room with natural light coming from both the front and rear elevations. A large fireplace surround housing a gas fire forms an attractive focal point, whilst exposed wooden beams add considerable character. Glazed patio doors open directly onto the rear garden. The kitchen is positioned to the rear of the property and fitted with a range of wall and base units together with integrated appliances. A window overlooks the garden and there is access through to the rear outside space. On the opposite side of the hallway is a further reception room currently arranged as a study, although it could equally serve as a formal dining room or snug depending on individual requirements.

On the first floor are three bedrooms, two of which are comfortable doubles, together with a family bathroom fitted with a bath and shower over. A ladder provides access to a substantial loft space offering excellent additional storage.

## OUTSIDE

To the rear of the cottage is a lovely enclosed garden which is notably larger than expected for a property of this style. The garden has been attractively landscaped into a number of sections including areas of lawn and patio, ideal for outdoor dining and entertaining. Mature planted borders stocked with shrubs and established planting provide colour and interest throughout the year, creating a private and peaceful outside space.

## SERVICES

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

Drainage: Mains drainage

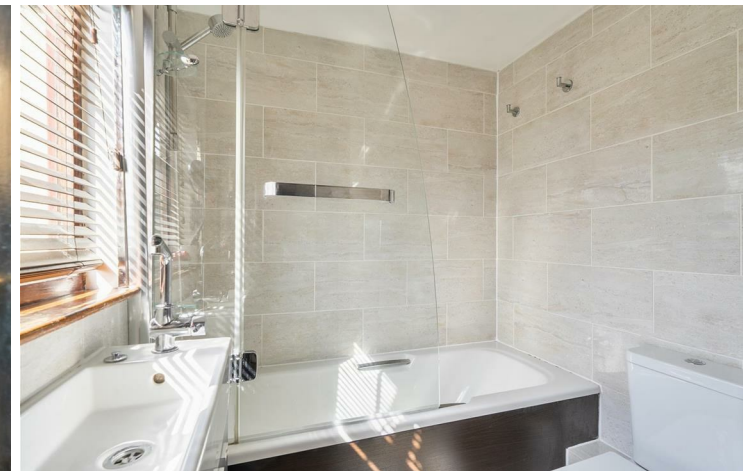
Heating: Gas central heating via combi boiler.

Tenure: Freehold

EPC: D(67)

Council tax band: C

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.



Approximate Area = 918 sq ft / 85.2 sq m  
For identification only - Not to scale

Ground Floor First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1455057



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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