

HUNTERS[®]

HERE TO GET *you* THERE



SmithField Road

Alphington, EX2 8YN

Asking Price £250,000



Council Tax: C



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Alphington, EX2 8YN

Asking Price £250,000



Ground Floor

From the front door of the property you enter the hallway, the stairs to the first floor are to your right, with the opening to the kitchen to your left, the hallway continues through to the sitting room/dining room. the kitchen is sleek and modern with room for all the appliances (Current appliances could potentially be included, integrated dishwasher, cooker, fridge freezer and washing machine.) you may need, the sitting room/dining room leads out to the conservatory, which in turn takes you to the enclosed rear garden.

First Floor

The first floor of this property comprises of two double bedrooms and a family bathroom, the bedroom to the rear of the property has a large window spreading light throughout the room, the front bedroom has built-in wardrobes giving ample storage.

- CHAIN FREE
- PRIVATE PARKING
- TWO DOUBLE BEDROOMS
- LOTS OF POTENTIAL
- SOUGHT AFTER LOCATION
- GOOD TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- MODERN KITCHEN



This neutrally decorated two-bedroom end of terrace house is offered ****for sale**** in the popular residential area of Alphington, Exeter. Well-suited to first-time buyers, families and investors, the property provides practical accommodation with the benefit of an EPC rating C and Council Tax Band C.

The separate reception room features large windows, a fireplace and a pleasant garden view, with direct access to a conservatory that extends the living space and leads into the rear garden. The modern kitchen enjoys good natural light and offers room for appliances. Upstairs, there are two double bedrooms, including a master bedroom with built-in wardrobes. The bathroom includes built-in storage. Outside, the house benefits from a good-sized front and rear garden, together with parking.

Alphington offers a range of local amenities, including shops, primary schooling and access to green spaces and walking routes along the River Exe and nearby parks. Exeter city centre, with its wider selection of shops, restaurants and cultural facilities, is within easy reach by road or public transport.

Public transport links are close by, with regular bus services into Exeter city centre and surrounding areas. Exeter Marsh Barton station can be reached in around 15 minutes by foot, providing services towards Exeter St Davids, Paignton and Plymouth. Exeter St Davids, the region's main rail hub, offers direct services to London Paddington from around 2 hours 15 minutes, as well as connections across the South West and beyond.



Road Map



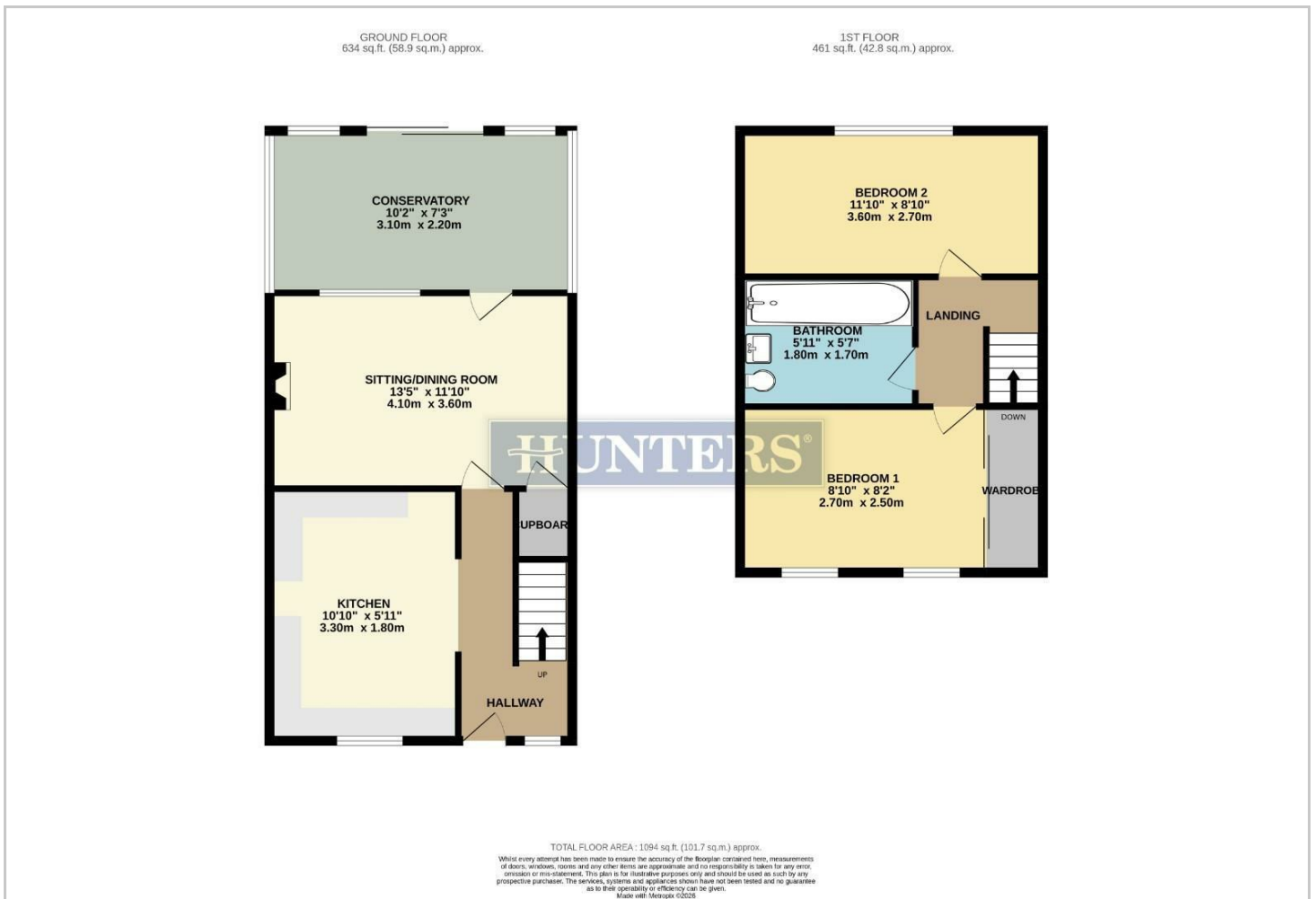
Hybrid Map



Terrain Map



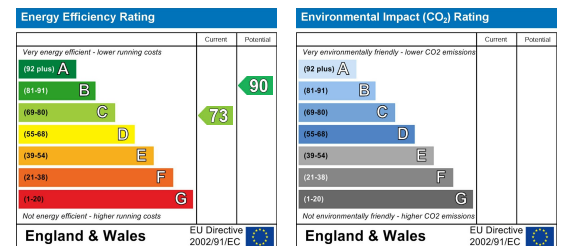
Floor Plan



Viewing

Please contact our Hunters Exeter Lettings Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.