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34 Church Road, Alphington, Exeter, Devon, EX2 8SW



SOUTHGATE
— ESTATES —

£225,000





34 Church Road, Alphington

A two bedroom terraced bungalow located in the popular area of Alphington. The property is being sold with no onward chain and benefits from an enclosed garden to the rear. The internal accommodation briefly consists of an entrance hallway, leading to the two bedrooms, shower room and living room, with a door to the kitchen.

The property is ideally situated close to a number of amenities, including primary and secondary schools, a GP surgery, Alphington Playing Fields, and various shops, with Marsh Barton Trading Estate nearby. Exeter's city centre is also just a short drive from the property, with many more shops, eateries and entertainment venues.



Accommodation The front door opens to the entrance hallway which provides access to the living room, two bedrooms and the shower room, as well as a hatch to the loft. The living room is a pleasant reception room with a large window to the rear aspect overlooking the garden and a door leading outside. There is also a feature fireplace with built-in storage to an alcove. A door opens to the kitchen which contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit. Integrated appliances include an oven with a gas hob and extractor hood over, along with space for a washing machine and an under-counter fridge. A window faces the front aspect. The master bedroom is a good-sized double room enjoying a window to the rear aspect across the garden. The second bedroom is a single room which is currently being used as a reception room, with a window to the front aspect and the Logic boiler. Lastly, the shower room comprises a pedestal wash basin, a close-coupled WC, a walk-in shower and a frosted window to the front aspect.



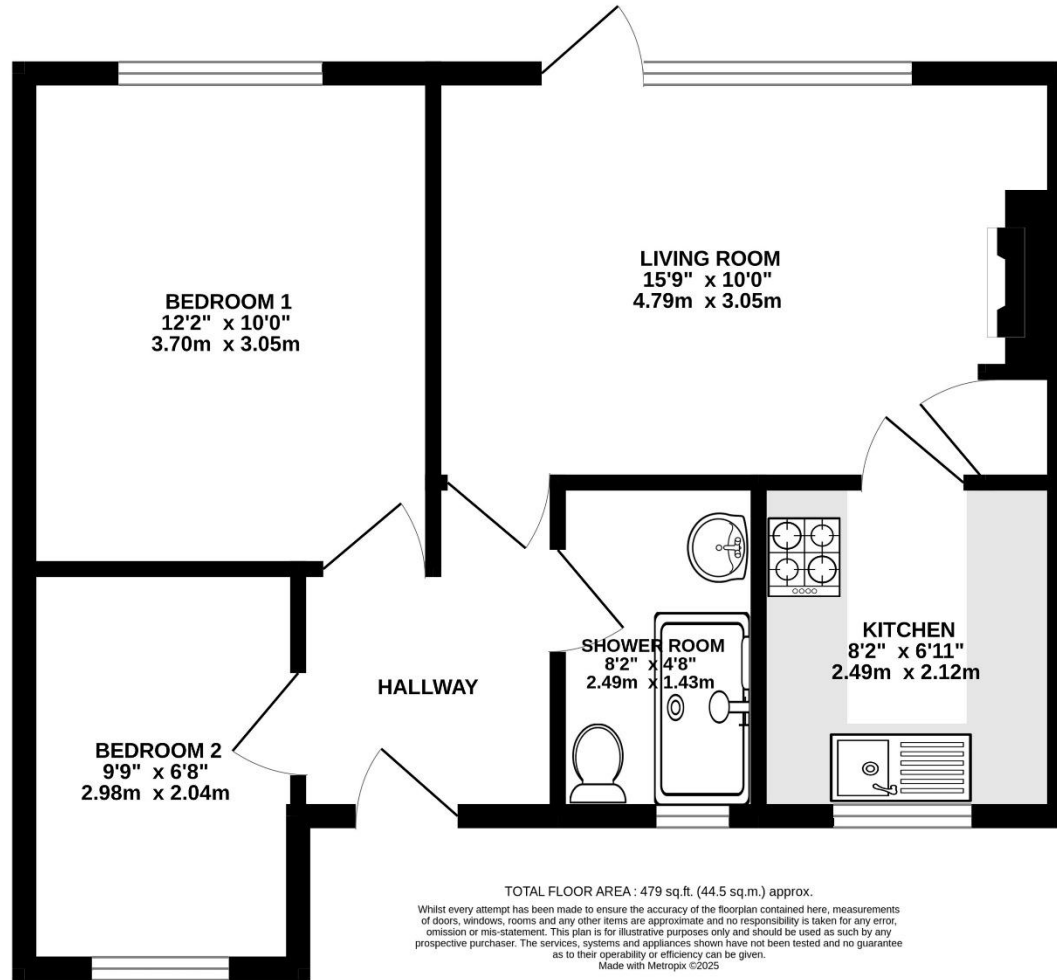
Garden A door opens out to the enclosed rear garden which is mainly paved, providing a low-maintenance outside space for seating. In addition, there are various sheds and a greenhouse, plus a gate allowing pedestrian access to the rear.

Property Information Tenure: Freehold. Council tax band: B.

- *2 Bedrooms*
- *Bungalow*
- *Enclosed Garden*
- *No Onward Chain*
- *Convenient Location*



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
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