



SOUTHGATE
ESTATES

£250,000

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*Hengrove House, Alphington Street, Exeter,
Devon, EX2 8AT*





*Investment Opportunity, 3 Flats, No Onward Chain,
Convenient Location, Enclosed Garden, Terraced Property*

A substantial property comprising of three self-contained one bedroom flats, situated in a convenient and well-connected location on Alphington Street, Exeter. Hengrove House presents an excellent opportunity for investors, offering scope for improvement and the potential to enhance and add value.

The property is offered to the market with no onward chain. The building is arranged over three floors, with each level providing an individual one bedroom flat.

The property is situated on Alphington Street, a highly convenient location offering excellent access to a wide range of local amenities and transport links. Exeter's city centre is within close proximity, providing an extensive selection of shops, restaurants, cafés and leisure facilities, along with access to Exeter Central and St David's railway stations.

Ground Floor Flat The ground floor accommodation is accessed via the main entrance and opens into an inner hallway with access to the open plan living space, offering a combined sitting and kitchen area with a bay window to the front aspect. There is also a well-proportioned double bedroom positioned to the rear, which benefits from sliding doors leading out to the garden, plus a built-in cupboard. A bathroom completes the accommodation on this level.

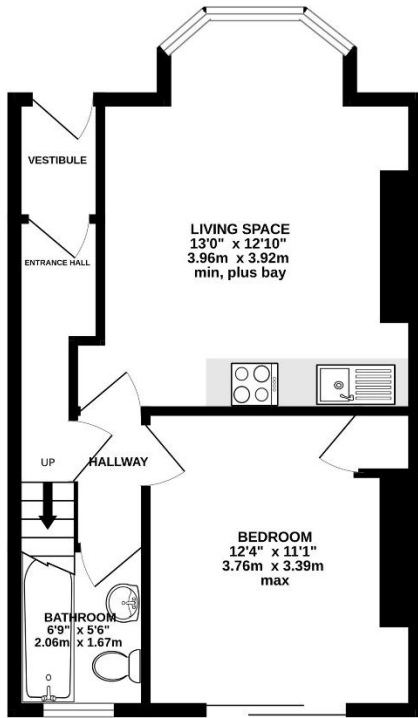
First Floor Flat The first floor flat comprises a hallway with access to the open plan living space, incorporating both the lounge and kitchen areas, with a bay window to the front aspect. There is a double bedroom with a cupboard, and a bathroom, providing a well-proportioned layout.

Top Floor Flat The top floor flat incorporates a hallway with access to a living room, a separate kitchen, a spacious double bedroom and a shower room, providing a well-balanced and practical layout. Outside The ground floor flat benefits from access to a rear garden, providing useful outdoor space.

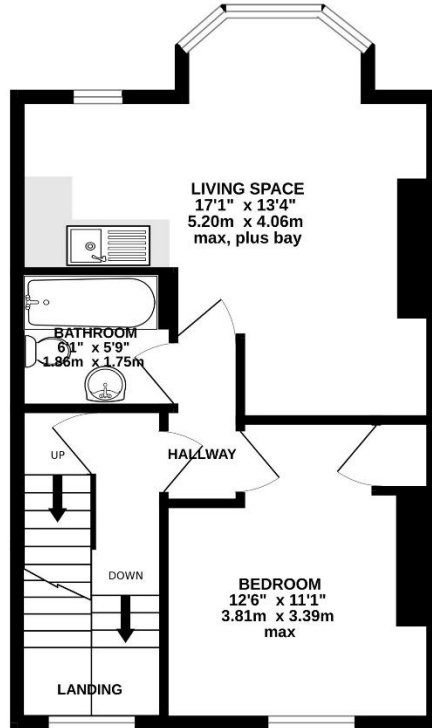
Property Information Tenure: Freehold. Council tax bands: A, A and A.



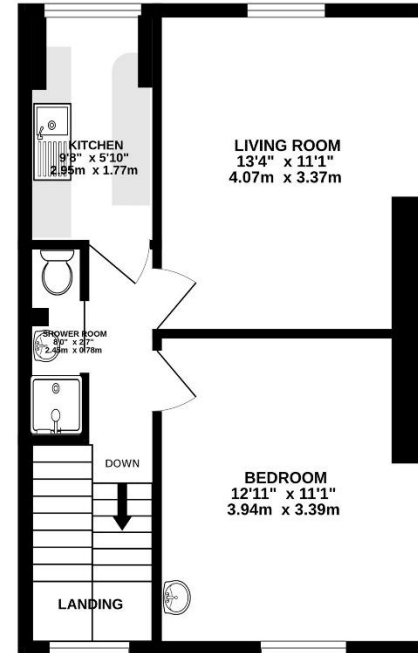
GROUND FLOOR FLAT
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR FLAT
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR FLAT
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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.
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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
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69-80	C	71 C	74 C
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21-38	F		
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