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137 Alphington Road, Exeter, Devon, EX2 8JD



SOUTHGATE
ESTATES

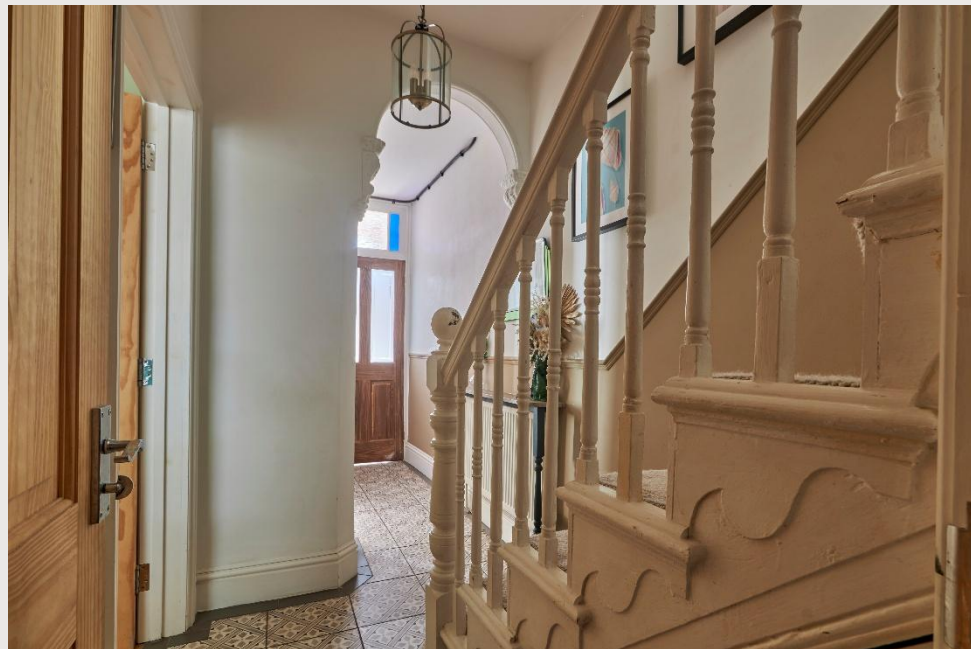
£365,000





*137 Alphington Road, Exeter, Devon,
EX2 8JD*

A beautifully presented three bedroom terraced home, situated in the popular area of Alphington, offering stylish and well-appointed accommodation throughout. The property has been thoughtfully improved, creating a superb blend of character and contemporary living, whilst further benefitting from an enclosed rear garden and off-road parking with an EV charger.



The property is ideally positioned for access to Exeter city centre, St Thomas and the Marsh Barton area, with a wide range of local amenities close at hand including shops, cafés, supermarkets and regular public transport links. Exeter St Thomas railway station is within easy reach, whilst the city centre, historic quayside and Riverside Valley Park are all readily accessible, making this a particularly convenient location for a variety of purchasers.



Accommodation The front door opens into an entrance vestibule which leads through to an impressive entrance hallway, providing access to the principal ground floor accommodation, as well as a convenient downstairs cloakroom, and stairs rising to the first floor, incorporating built-in storage below. To the front of the property is an attractive living room, featuring a bay window which allows plenty of natural light and creates a bright and comfortable reception space. To the rear, the property opens into an impressive open-plan kitchen diner which incorporates a versatile family area, creating a superb space for modern living, dining and entertaining. The kitchen is fitted with a range of matching wall and base units with fitted worktops, including granite worktops to the island, together with a stainless steel sink and drainer with a mixer tap over. Integrated appliances include a double eye-level oven with a separate five-ring gas hob and extractor hood above, an in-built microwave, dishwasher and fridge freezer, whilst there is also space for a washing machine. The room benefits from an abundance of natural light with two skylights above, a rear-facing window and French doors opening directly onto the garden, enhancing the sense of space and creating an excellent connection between the indoor and outdoor areas. There is also a useful storage cupboard. To the first floor are three bedrooms and the family bathroom. The principal bedroom is a particularly generous room, enjoying two windows to the front aspect. Bedroom two is a further well-proportioned double bedroom overlooking the rear garden, whilst bedroom three is currently utilised as a home office and offers flexible accommodation suitable for a variety of uses, including a bedroom, study or hobby room. The bathroom has been stylishly refitted by the current owners and comprises a bath with shower over and brass fittings, a wash basin with brass mixer tap and vanity unit below, a close-coupled WC and a frosted window to the side aspect.

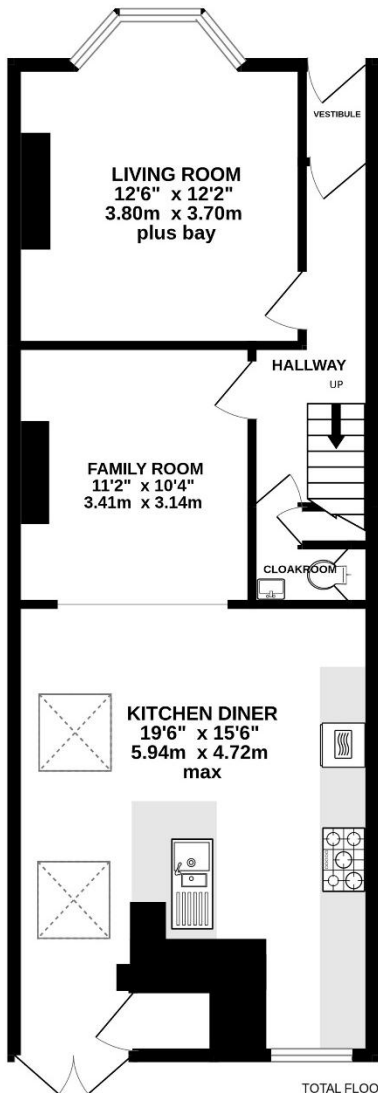
Outside The rear garden provides an attractive and well-maintained outdoor space. Immediately adjoining the property is a patio seating area, ideal for outdoor dining and entertaining, with a pathway leading to the rear of the garden. Artificial lawn lies alongside, complemented by raised flower beds planted with a variety of established flowers and climbing plants. A gate at the end of the garden provides access to the property's off-road parking area which benefits from an EV charger.

Property Information Tenure: Freehold. Council Tax Band: C.

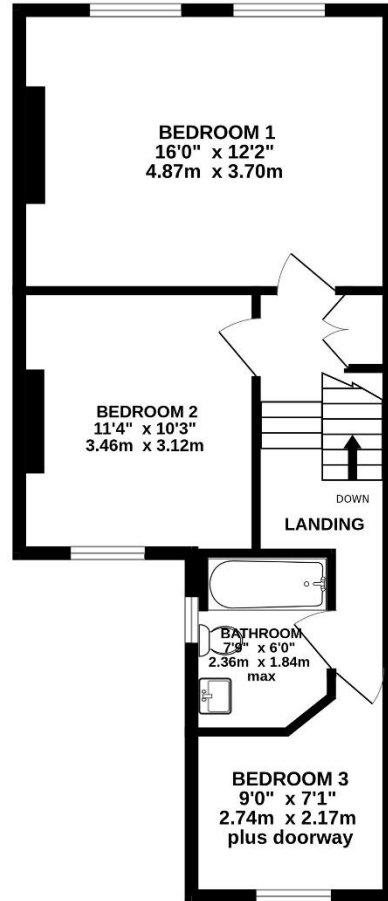
- *3 Bedrooms*
- *Beautifully Presented*
- *Terraced House*
- *Enclosed Garden*
- *Off-Road Parking*
- *Spacious Kitchen Diner*



GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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