



Connells

Finch Close
Alphington Exeter

Finch Close
Alphington Exeter EX2 0AF

for sale guide price
£260,000



Property Description

GUIDE PRICE £260,000 - £270,000

Located within the sought-after Finch Close, this well-presented two-bedroom property offers an excellent opportunity for first-time buyers, young families, or investors seeking a home ready to move straight into. Upon entering, the welcoming entrance hall leads into the spacious living room, creating a comfortable and inviting space for relaxation. Stairs rise to the first floor, while a doorway provides access to the contemporary kitchen.

Conveniently positioned between the living room and kitchen is a downstairs cloakroom, with useful understairs storage located opposite, helping to maximise practicality within the home. The modern kitchen is fully fitted with a range of contemporary units and work surfaces, providing ample storage and preparation space. French doors open directly onto the rear garden, allowing natural light to flood the room and creating an excellent connection between the indoor and outdoor living areas.

The first floor comprises two generously sized double bedrooms, one of which benefits from fitted storage space. A stylish family bathroom fitted with a modern suite completes the internal accommodation.

Externally, the property enjoys off-road parking to the front. To the rear, the garden has been designed to offer both entertaining and family-friendly spaces, with a patio area adjoining the property and steps rising to a lawned garden, perfect for outdoor dining or for children to play.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The property is still under NHBC warranty.

The solar panels on this property are owned outright.

Entrance Porch

Inner door, wall mounted radiator.

Living Room

Double glazed front aspect window, wall mounted radiator.

Downstairs WC

Double glazed side aspect window, low level toilet, wash hand basin.

Kitchen

French doors to rear, wall and base units, work surfaces, oven and hob with extractor over, built-in dish washer, washing machine and fridge freezer, sink unit, fitted storage cupboard.

Landing

Wall mounted radiator.

Bedroom 1

Double glazed front aspect window, fitted storage over stairs, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bathroom

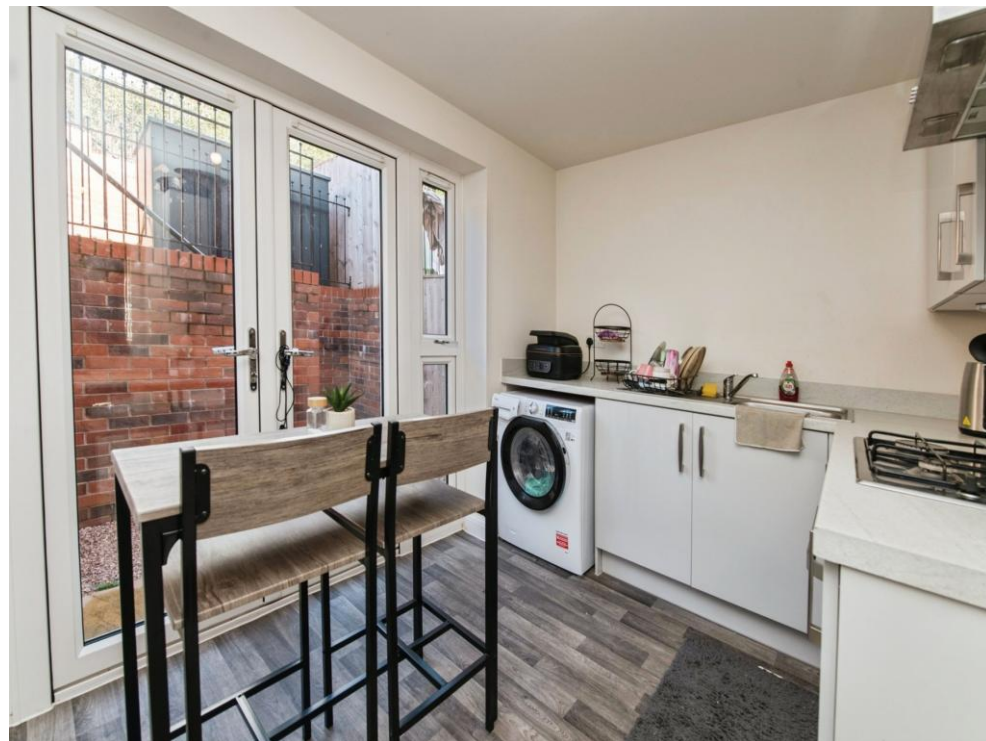
Double glazed side aspect window, bath with mains shower over, part-tiled walls, low level toilet, wash hand basin, wall mounted radiator.

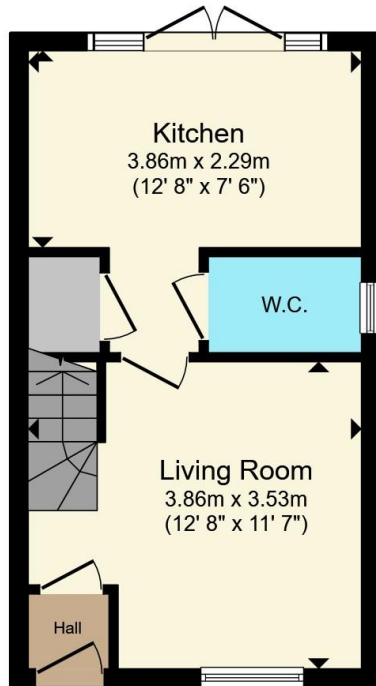
Rear Garden

Patio area with steps up to lawn, side access.

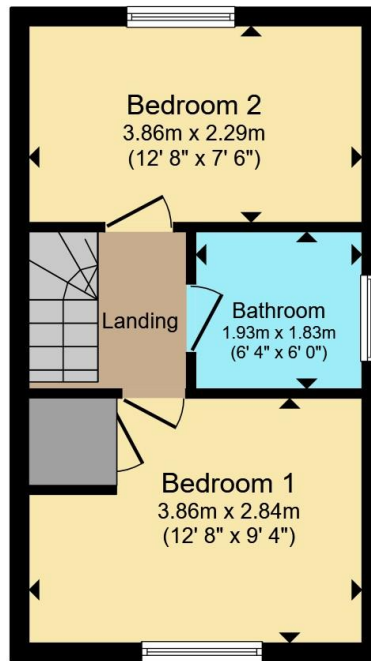
Parking

Private parking spaces for two cars.





Ground Floor



First Floor

Total floor area 55.3 m² (595 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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8-9 South Street
EXETER EX1 1DZ

EPC Rating: A Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318046



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