

9, St. Michaels Close







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Alphington, Exeter, , EX2 8XH

Exeter city centre (2 miles), A30 (1 mile)

A unique detached home on a substantial plot which has been significantly extended and improved.

- Large private plot of approximately 0.3 acres
- Driveway providing ample parking
- No onward chain
- Three double bedrooms and two bathrooms
- Freehold
- Detached double garage
- Quiet cul-de-sac location
- Solar panels
- EPC rating: B
- Council tax band: E

Offers In Excess Of £700,000

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SITUATION

Located in the sought-after residential area of Alphington on the southwest side of Exeter, St. Michaels Close is a peaceful and established cul-de-sac with minimal traffic. The area is well-served by local amenities including shops, a post office, reputable schools, and excellent public transport links. Its convenient location provides easy access to the A30, M5, A38 and Exeter city centre, while nearby green spaces and riverside walks offer an appealing lifestyle balance. Exeter itself is a vibrant and well-connected city with mainline rail links to London, a renowned university, excellent schooling options, and a wide range of cultural, sporting, and leisure facilities.

DESCRIPTION

The property has been thoughtfully updated by the current owner and offers a superb balance of spacious living accommodation, energy-efficient upgrades, and extensive outside space. A key feature is the modern electric heating system supplemented by 2 multifuel woodburning stoves and an array of solar panels and a Tesla Powerwall 2 13.5 KWh battery storage, which contribute to the property's impressive EPC rating of B, which is highly unusual for a home of this age and type. The property is offered to the market with no onward chain. Internally, the property provides three generous double bedrooms and two bathrooms, offering well-proportioned and flexible space. Externally, the plot is particularly impressive, with a large detached double garage, multiple driveway parking areas, and beautifully arranged gardens.

ACCOMMODATION

The property is entered via a welcoming entrance hallway. To the right is a convenient WC and a separate utility room, which offers a range of fitted units, space for white goods, and direct access to the outside. From the hallway, you enter a spacious dining room with ample space for a large dining table and patio door that opens onto the rear terrace. The dining room flows into the sitting room, which is set on a slightly lower level. This bright and airy space features multiple glazed windows that fill the room with natural light and offer a lovely outlook over the garden, along with an attractive modern wood burning stove as a focal point.

Also accessed from the dining room is the kitchen, which is fitted with a range of modern units and generous worktop space. The kitchen leads into a delightful breakfast and seating area with small wood burning stove, enhanced by large windows and additional patio doors opening directly to the patio area, terrace and garden. At the far end of the property, a central hallway provides access to three double bedrooms, a large modern family bathroom, and an additional shower room.













OUTSIDE

The garden is one of the main highlights of this property, extending to approximately 0.3 acres and thoughtfully arranged into several distinct areas. The majority of the space is laid to lawn, with well-positioned planting areas throughout. Toward the end of the garden is a large, landscaped pond, complemented by a range of mature borders and shrubs. Adjacent to the property is a patio area, ideal for al-fresco dining and outdoor entertaining. The detached double garage offers excellent versatility, whether for vehicle storage, workshop use, or potential future conversion (subject to the necessary consents). There is ample off-road parking for multiple vehicles across the wide driveway areas.

SERVICES

Utilities: Mains electric, water, gas, telephone and broadband
Drainage: Mains
Heating: Electric central heating
Tenure: Freehold
EPC: B (83)
Current Council Tax: E
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

DIRECTIONS

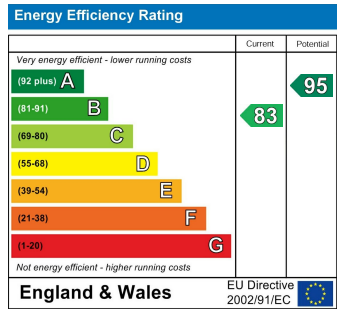
Drive south on Western Way towards Exe Bridges, then take the first exit onto the A377. Continue down Alphington Road for approximately 2 miles. Take the left bend onto Church Road. Turn left onto Dawlish Road, followed by another immediate left onto St Michael's Close.

Approximate Area = 1801 sq ft / 167.3 sq m
Garage = 501 sq ft / 46.5 sq m
Total = 2302 sq ft / 213.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1282827





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