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38a Alphington Road, Exeter, Devon, EX2 8HS



SOUTHGATE
ESTATES

£265,000





38a Alphington Road

An exciting and rare opportunity to obtain a ground floor flat with a separate studio flat within the private garden, as well as a parking space to the front. The internal accommodation briefly consists of a large open-plan kitchen diner leading into the garden room, a useful lean-to/utility room, and an inner hallway with access to the two bedrooms and the bathroom.

The property is ideally situated close to a number of amenities, including various shops and grocery stores, coffee shops and eateries, Cowick Barton Playing Fields, healthcare centres, and St Thomas train station. Exeter's city centre is also nearby, with a variety of other restaurants and entertainment facilities, as well as Exeter's picturesque Quayside, with many walks and cycle routes along the Exe Estuary.





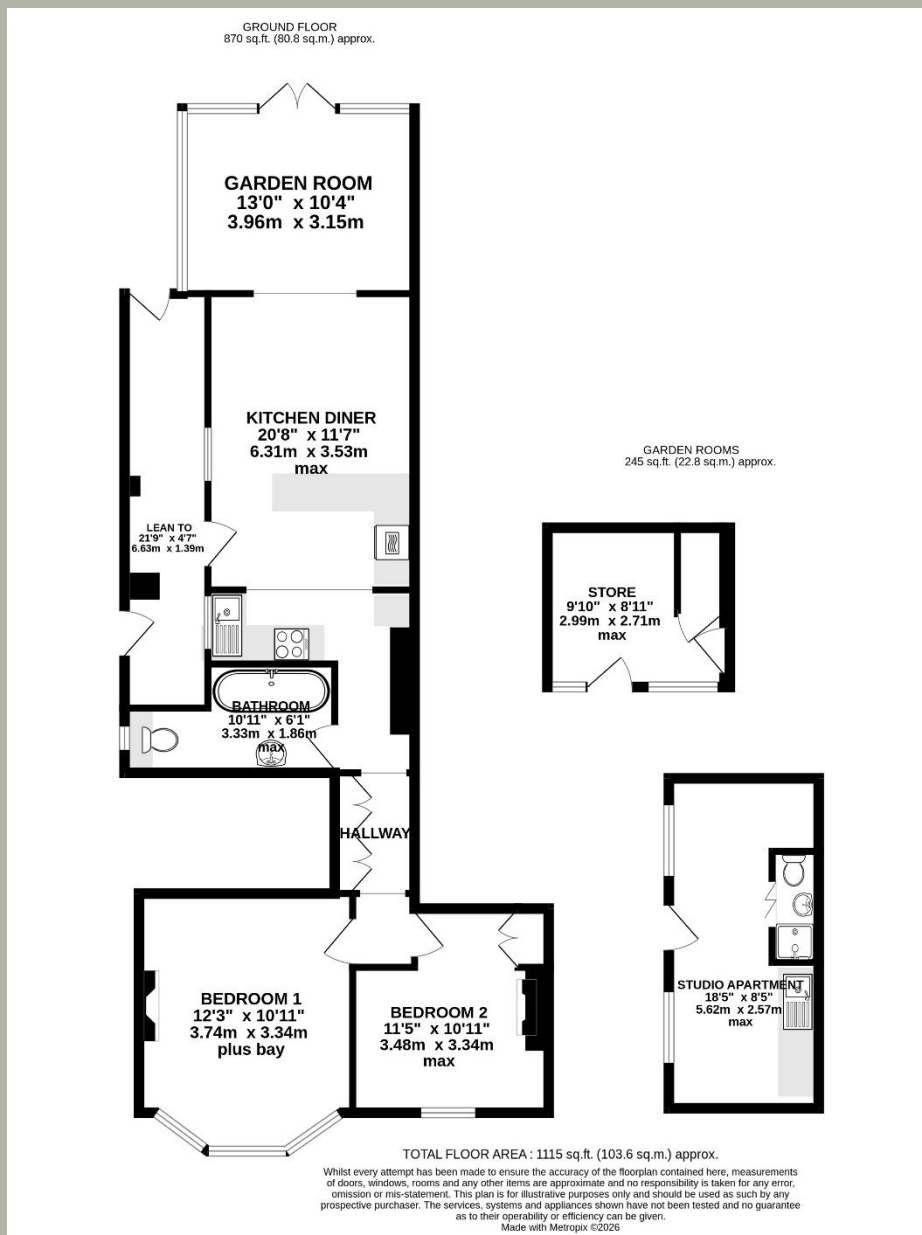
Accommodation The front door opens into the lean-to/utility room which provides access into both the kitchen diner and to the garden. The boiler is also located here, along with a countertop with space below for a washing machine and a fridge freezer to the side. The open-plan kitchen diner is a well-proportioned living space containing a range of matching wall and base units with fitted worktops, a matching upstand and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include a double eye-level oven, a separate induction hob with an extractor hood over, a dishwasher and a wine cooler. Two windows face the side aspect, and an archway opens into the light and spacious garden room, which is complemented by windows to the side and rear aspects overlooking the garden, with French doors leading outside. An inner hallway provides access from the kitchen diner to the two bedrooms and the bathroom. The master bedroom is a generous double bedroom featuring a bay window to the front aspect and an attractive cast-iron fireplace. The second bedroom is a further double room also with a cast-iron fireplace, as well as a window to the front aspect, and a built-in cupboard into the alcove. The modern bathroom comprises a bath with a central mixer tap and a shower over, a wash basin with a mixer tap over and a vanity unit below, a close-coupled WC, and a frosted window to the side aspect.

Garden, Studio Flat & Parking Doors open out to the good-sized private rear garden which enjoys an area of decking opening out from the garden room. A path leads to the end of the garden, with a lovely section of lawn and flowerbed border to either side. An archway opens to the bottom of the garden where the separate studio flat is situated, providing an ideal investment opportunity, with a kitchenette, a bedroom and a shower room. There is also a further store room which could be used for a number of purposes and is serviced by power and lighting. The flat also benefits from an allocated parking space to the front.

Property Information Tenure: Freehold (please note, we have been informed that this flat owns the freehold to the building and 38a has been granted a lease for 125 years from 25/3/2005). Council tax band: A.

- *2 Double Bedrooms*
- *Ground Floor Flat*
- *Private Garden*
- *Off-Road Parking*
- *Additional Studio Flat*
- *Convenient Location*





Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		



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