

## 26 Alpha Street, Heavitree, Exeter, EX1 2SP



A beautifully presented family home which has been superbly renovated to a high standard throughout with period features and is within easy walking distance of the R,D & E Hospital and local Heavitree amenities. The accommodation comprises of entrance hallway, separate lounge, open plan kitchen/dining room with superb fitted kitchen and separate utility room with downstairs cloakroom. Upstairs are three beautifully presented and good sized bedrooms with stunning bathroom and outside is a low maintenance courtyard garden. The property benefits from gas central heating and double glazing throughout and benefits from no onward chain.

**Offers in the Region Of £350,000    Freehold    DCX02150**

# 26 Alpha Street, Heavitree, Exeter, EX1 2SP

The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Entrance via part glazed UPVC entrance door opening into a lobby with quarry tiled flooring and traditional timber star burst stained glass door leading into the hallway. Hallway with LVT herringbone flooring. Radiator.

### Lounge 8' 7" x 9' 11" (2.62m x 3.02m)

uPVC double glazed window to the front aspect. Feature fireplace. Built in shelving. Radiator.



### Dining Room 8' 11" x 10' 5" (2.71m x 3.18m)

uPVC window to the front aspect. LVT herringbone flooring. Built in shelving. Radiator. Open archway through to



### Kitchen 28' 10" x 27' 11" (8.8m x 8.5m)

uPVC window to the rear aspect. Range of base and eye level units with roll edge work surfaces, ceramic sink with drainer and mixer tap. Metro tiled walls. Integrated oven with ceramic hob and chimney extractor hood. Appliance space. LVT herringbone flooring. Spotlights.



### Utility room 8' 2" x 5' 3" (2.48m x 1.61m)

uPVC double glazed window to the rear with half glazed uPVC door to the garden. Range of base and eye level units with roll edge work surface with plumbing for washing machine and further appliance space. Tiled splash back walls. Wall mounted gas combi boiler. LVT herringbone flooring. Door to

### Cloakroom

Low level WC with wash hand basin. LVT herringbone flooring.

### First Floor Landing

Stairs to the first floor landing with doors to bedrooms and bathroom.

### Bedroom Three 7' 9" x 7' 7" (2.35m x 2.31m)

uPVC double glazed window to the front aspect. Range of fitted wardrobes and shelving with hanging space. Built in wooden bespoke desk. Radiator.



**Bedroom One 11' 1" x 9' 7" (3.39m x 2.91m)**  
uPVC double glazed window to the front aspect. Fitted wardrobes into the alcoves. Period style feature fireplace. Radiator.



**Bedroom Two 8' 10" x 8' 10" (2.68m x 2.68m)**  
uPVC double glazed window to the rear aspect. Sloping ceiling. Radiator.



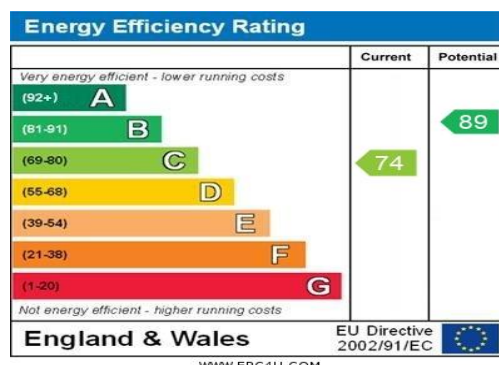
**Bathroom 6' 6" x 5' 4" (1.97m x 1.63m)**  
Fitted with roll top bath with mixer tap and chrome rainwater and hand held shower attachment with glazed shower screen. Low level WC. Pedestal wash hand basin. Towel rail radiator. Spotlights. Decorative tiled flooring. uPVC window to the rear.



**Rear Garden**  
Enclosed fenced garden laid with astro turf artificial grass and paving slabs.



Total floor area 102.6 m<sup>2</sup> (1,105 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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