

## 21 Cross View, Alphington, Exeter, EX2 8SL



A well situated family home within the sought after Alphington area, within easy walking distance of both Alphington Primary School and West Exe. Downstairs the accommodation is open plan with a generous living room with large archway to a modern, well presented kitchen and patio doors opening onto a level garden. Downstairs bathroom. Upstairs are three first floor bedrooms and spacious loft bedroom. Driveway off road parking with electric car charging point available.

**Offers in the Region Of £325,000   Freehold   DCX02219**

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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 door. Under stairs space for study area. Cupboard housing gas combi boiler and light. Radiator.

### Living Room 13' 10" x 12' 6" (4.21m x 3.8m)

Front aspect uPVC double glazed window. Coving. Spotlights. Radiator. Large archway through to



### Kitchen/Dining Room 17' 6" x 12' 3" (5.33m x 3.74m)

Fitted with a range of base and eye level units with laminate work surfaces. Space for American style fridge/freezer. Integrated double oven and microwave. Induction hob with extractor hood. Integrated dishwasher, washing machine and tumble dryer. Inset stainless steel sink with mixer tap. uPVC French doors to the garden and uPVC double glazed window to the side. Spotlights.



### Bathroom 8' 10" x 5' 8" (2.7m x 1.72m)

Hydro bath with lights and jets and wireless controlled rainwater shower above. Low level WC. Wash hand basin with storage below. Ceramic tiled floor with under floor heating. Obscure glazed uPVC window to the rear. Towel rail radiator.



### First Floor Landing

Stairs lead to the first floor landing. Radiator. Doors to bedrooms.

### Bedroom One 11' 11" x 10' 8" (3.62m x 3.24m)

uPVC double glazed window to the front. Radiator.



### Bedroom Two 12' 2" x 10' 0" (3.71m x 3.04m)

uPVC window to rear. Radiator.



**Bedroom Three 8' 11" x 7' 10" (2.71m x 2.4m)**  
uPVC double glazed window to rear. Window into stairwell. Radiator.



**Off road parking**  
Driveway parking for two vehicles with electric car charging point.



**Inner hallway**  
Door to stairs leading to the loft bedroom. uPVC window to the front aspect.

**Bedroom Four 16' 11" x 10' 10" (5.15m x 3.29m)**  
Attic bedroom with reduced ceiling height. Built in cupboard with hanging space. Eaves storage cupboards. Velux window to rear aspect. Radiator.



**Rear Garden**  
Level enclosed rear garden with lawn, decking and paved area. Shed with power and lighting. Gate leading to the parking area.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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