



STANBURY ROW

ALPHINGTON, EXETER, EX2 0AA



Robert Williams

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“ Two bedroom end terrace located on the popular Victoria Heights development featuring driveway parking for two cars ”



STANBURY ROW

ALPHINGTON EXETER, EX2 0AA

Located on the edge of Alphington, this two bedroom end terrace home is situated on the popular Victoria Heights development that offers plenty of open spaces and a play area.

The property was sold from new in 2022 and features two private driveway parking spaces, front and South facing rear garden.

The internal accommodation boasts Gas Central Heating, two double bedrooms, downstairs WC, modern bathroom & kitchen. The latter being open plan to living area with doors opening onto the South facing rear garden.

Since purchasing the property our vendors upgraded many items within the house to create the lovely home it is now. These include engineered wooden flooring, extra power points & spotlights, heated towel rail, bike store and a modern fitted kitchen with feature breakfast bar area and stools.

The property has approximately 8 years remaining on the NHBC warranty

Please note there is a management company called Remus in place and once items on the development are complete and functioning, such as the play park then residents will start paying an annual service charge. Our understanding is this could total approximately £250 per annum. More details can be provided from branch.

2  bedrooms 1  bathrooms
1  receptions 2  car spaces

Local Authority: Teignbridge Council

Council Tax Band: C

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: B

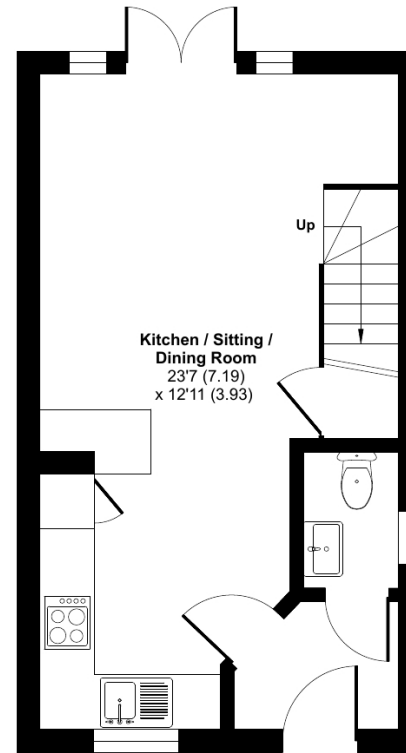




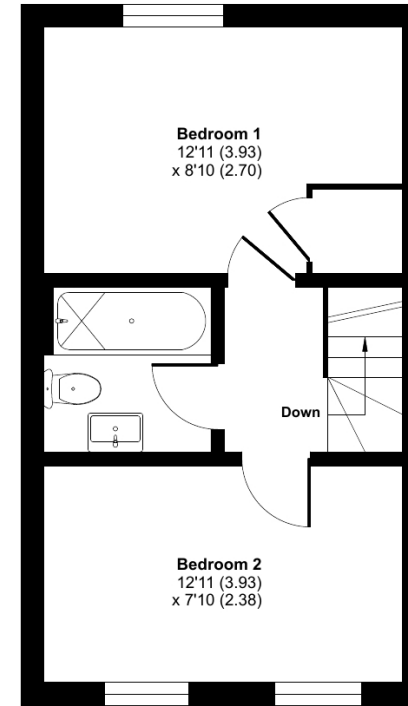
Stanbury Row, Alphington, Exeter, EX2

Approximate Area = 611 sq ft / 56.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Robert Williams Ltd. REF: 1095316



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.