



CHURCH ROAD

ALPHINGTON, EXETER, EX2 8SJ



Robert Williams

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“This stylishly presented house is not to be missed. It has a lot to offer including new kitchen, attic room and garage”.



CHURCH ROAD

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A lovely, stylishly finished 2 bedroom end of terrace, in sought after Alphington. The home has been comprehensively refurbished by the current owners to provide contemporary accommodation whilst retaining many of the period features of the property. The property is set over three floors, including loft room. Garden and single garage with power and light.

Screened by a gated front garden with hedging the property is set back a little from the road and entered via a hallway with the original decorative tiled floor and stained-glass inner door. On the ground level there is a cosy living room with bay fronted window, a separate dining room with built in floor to ceiling cupboards, a new kitchen and a utility area accessed either from the dining room French doors or from the kitchen. Off the utility is a useful downstairs WC. The kitchen has an outlook to the rear garden and benefits from integrated fridge freezer, oven/hob and dishwasher, whilst the utility houses the washing machine.

The hallway has under stairs storage, stripped wood floors and decorative archway and stairs to the spacious first-floor split-level landing, which has a cupboard housing the boiler. There are 2 double bedrooms on this floor- the master bedroom at the front of the house is light and bright with two windows, and both rooms have plenty of inbuilt storage. A good sized loft room is reached via a staircase with timber balustrades. This is a versatile space with two Velux windows and eaves storage.

Outside there is a good-sized pretty garden, which is laid mainly to lawn with planted borders. The garage lies to the rear of the garden and can either be accessed via a door from the garden or from the road. There is power and light in the garage.





THE LOCATION

The location in Alphington is very convenient, a short walk from the local shop/post office. The nearby churches, pub and doctor's surgery are all within easy reach and there is a bus stop virtually outside the door with regular services to and from the city centre. A large Sainsbury superstore and the Marsh Barton trading estate are also close by and there is easy access to the A38, A30 and M5..

DIRECTIONS

From the Exe Bridge roundabout take the Alphington Street exit which continues into Alphington Road and follow this until reaching Sainsburys, where you need to bear left signposted Alphington. Continue along Church Road until the junction with Legion Way Road and the property will be found on the corner on the left hand side.



2  bedrooms 1  bathrooms
2  receptions 2  car spaces

Local Authority: Exeter City Council

Council Tax Band: B

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains electricity, water and drainage

Energy Efficiency Rating: E





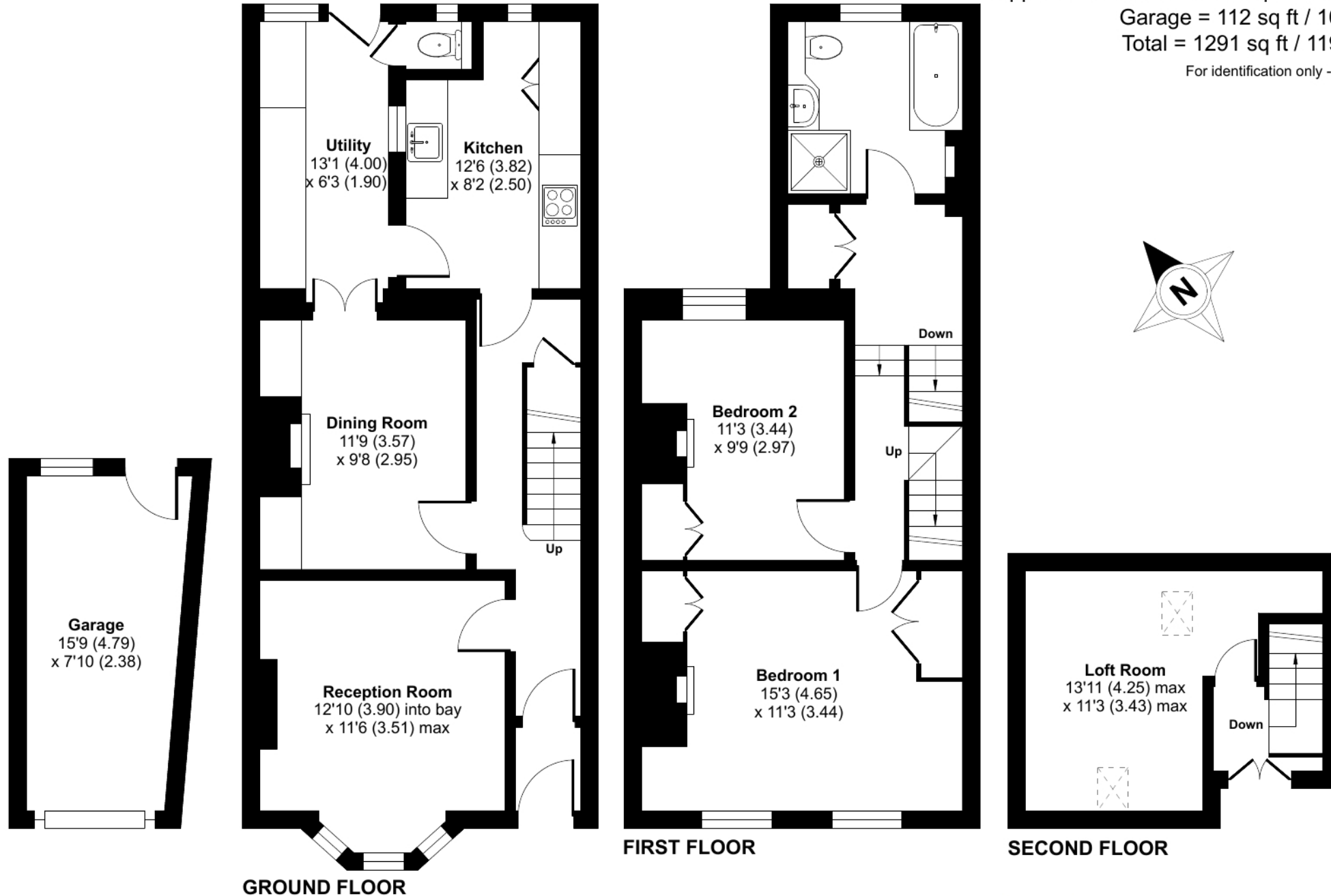
Church Road, Alphington, Exeter, EX2

Approximate Area = 1179 sq ft / 109.5 sq m

Garage = 112 sq ft / 10.4 sq m

Total = 1291 sq ft / 119.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Robert Williams Ltd. REF: 1110321





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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.