

## 6 Ashleigh, Alphington, Exeter, EX2 8YU



Located in the ever-popular village of Alphington, this property will make a perfect first time home or investment. Offering two double Bedrooms, Lounge, Kitchen and Bathroom with off road parking for one vehicle, and an enclosed rear garden, this property is likely to receive a high level of interest. Contact us to arrange your viewing and avoid missing out.

**Price Guide £235,000**

**Freehold**

**DCX01442**

# 6 Ashleigh, Alphington, Exeter, EX2 8YU

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:

### Access

The front of the property off road parking for one vehicle, which leads to the front door.

### Entrance Hall

uPVC part-glazed front door leads to entrance hall, with archway through to kitchen and access to lounge. Stairs to first floor landing. Radiator. Storage cupboard.

### Kitchen 11' 7" x 5' 10" (3.533m x 1.790m)

Front aspect uPVC double glazed window. Fitted range of eye and base level units with Stainless Steel sink and drainer with mixer tap. Part-tiled walls. Electric cooker point. Space and plumbing for washing machine. Further appliance space.



### Lounge 13' 0" x 11' 9" (3.970m x 3.587m)

Rear aspect uPVC double glazed sliding doors leading to rear garden. Feature electric fire place with wooden mantle. Television point. Telephone point. Radiator.



### First Floor Landing

Doors leading to Bedrooms One, Two and Bathroom. Access to loft void above.

### Bedroom One 11' 11" x 9' 2" (3.621m x 2.793m)

3.621 is max measurement. Front aspect uPVC double glazed windows. Cupboard with shelving, housing wall mounted boiler. Radiator.



### Bedroom Two 11' 10" x 8' 11" (3.595m x 2.721m)

Rear aspect uPVC double glazed window overlooking rear garden. Radiator.





## Bathroom

Three piece white suite comprising panel enclosed bath with Triton shower above, low level WC and pedestal wash hand basin. Part-tiled walls. Heated towel rail. Extractor fan.



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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookis are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

## Rear Garden

Private, enclosed rear garden by range of panel fencing with paved seating area and steps leading to further area of lawn with shingle borders. Rear access gate.



## Other information

EPC - TBC. Last EPC expired April '22 (E) COUNCIL TAX: C



5/6/22, 10:41 AM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

# Energy performance certificate (EPC)

6 Ashleigh  
Alphington  
EXETER  
EX2 8YU

Energy rating

**C**Valid until: **3 April 2032**Certificate  
number: **8532-3124-2100-0274-5202**

## Property type

Mid-terrace house

## Total floor area

54 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be A.

[See how to improve this property's energy performance.](#)