

18 Lichgate Road, Alphington, Exeter, EX2 8FJ



A well presented three bedroom detached property situated in the heart of Alphington. The accommodation comprises Hallway, Lounge/Diner, Kitchen, Cloakroom, Three First Floor Bedrooms and Family Bathroom. The property also benefits from a delightful, easy to maintain rear garden and single garage with one parking space in front. Viewing is highly recommended to appreciate this fine example of a family home in popular Alphington.

Offers in the Region of £399,000 Freehold DCX01530

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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

Part-glazed door leads to entrance hall. Doors leading to Lounge and Kitchen. Stairs to First Floor Landing. Radiator.

Cloakroom

Side aspect uPVC double glazed window. Low level WC and wash hand basin. Part-tiled walls. heated towel rail.

Lounge/Diner 26' 9" x 9' 11" (8.142m x 3.022m)

Front aspect uPVC double glazed box bay window. Rear aspect uPVC double glazed French doors opening to rear garden. Television point. Telephone point. Two radiators. Coved ceiling.



Kitchen 11' 10" x 7' 4" (3.611m x 2.238m)

rear aspect uPVC double glazed window overlooking rear garden. Fitted range of eye and base level units with Stainless Steel sink and drainer with mixer tap. Roll edge work surfaces. Integrated oven and hob with extractor above. Plumbing for washing machine. Further appliance space. Wall mounted boiler. Under stairs storage cupboard. Part-glazed door to rear garden. Radiator.



First Floor Landing

Front aspect uPVC double glazed window. Doors to Bedrooms One, Two, Three and Bathroom. Storage cupboard. Access to loft void above.

Bedroom One 13' 2" x 10' 1" (4.025m x 3.062m)

Side aspect uPVC double glazed window. Television point. Radiator.



Bedroom Two 10' 7" x 9' 9" (3.214m x 2.966m)

Side aspect uPVC double glazed window overlooking rear garden. Television point. Radiator.



Bedroom Three 8' 1" x 6' 4" (2.462m x 1.938m)

Side aspect uPVC double glazed window. Television point. Radiator.



Bathroom

rear aspect frosted uPVC double glazed window. Three piece suite comprising fully enclosed shower cubicle with Mira shower, Pedestal wash hand basin and low level WC. Heated towel rail.



Rear Garden

Private enclosed rear garden by way of mix of brick wall and panel fencing. Laid mainly to lawn with shrub borders. rear access via wooden gate, leading to garage.



Garage and Parking

With metal up and over door and off road parking for two vehicles.



Other Information

Council Tax: D

EPC: On order.

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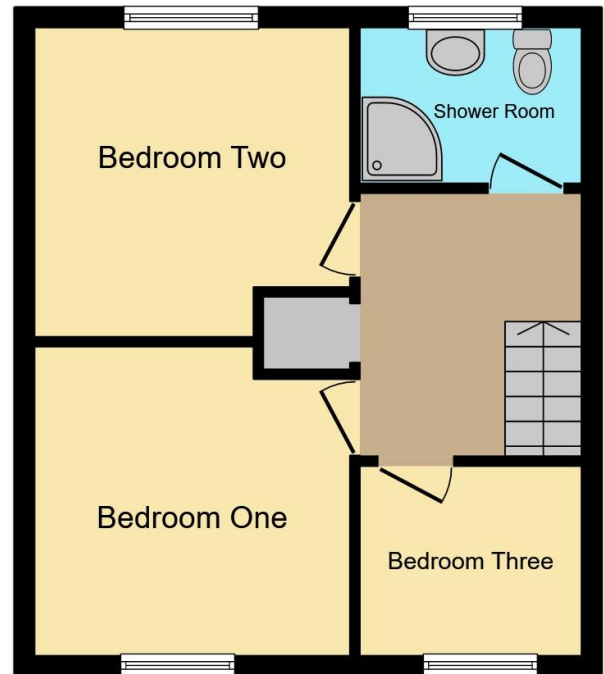
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Ground Floor



First Floor

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