

39 Mandrake Road, Alington, Exeter, EX2 8SQ



This is a spacious three bedroom property in need of some TLC. The accommodation benefits from an entrance hall, lounge, large open plan kitchen/diner, three first floor bedrooms, bathroom, large rear garden and the potential to develop, subject to planning consents. The property is situated in a very popular residential area, handy for local schools, supermarkets, Marsh Barton Industrial Estate, and access to the A30. Exeter City Centre is approximately two and half miles away with a regular bus service to and from Alington. Suitable ideally for cash buyers. No onward chain.

Offers in the region of £150,000 Freehold DCX02923

39 Mandrake Road, Alphington, Exeter, EX2 8SQ

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via uPVC part glazed door, doors to lounge, kitchen, understairs storage cupboard, stairs to first floor landing, radiator

Lounge 13' 4" x 11' 4" (4.055m x 3.452m)

Front aspect uPVC double glazed windows, electric fireplace with wooden mantle, television point, radiator



Kitchen/Breakfast Room 19' 9" x 8' 7" (6.020m x 2.613m)

Rear aspect uPVC double glazed windows with view of the rear garden, fitted range of iron base level units with stainless steel sink with single drain, roll edged work surfaces, part tiled walls, plumbing for washing machine, gas cooker point, storage cupboard, wall mounted gas boiler, radiator, seating area, uPVC door leading out to the rear garden



First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bathroom and separate WC, access to the loft above

Bedroom One 10' 10" x 11' 5" (3.303m x 3.491m)

Front aspect uPVC double glazed window, built in wardrobe with hanging space and shelving, radiator



Bedroom Two 15' 9" x 8' 7" (4.791m x 2.624m)

Rear aspect uPVC double glazed window with view of the rear garden, radiator



Bedroom Three 8' 0" x 8' 7" (2.430m x 2.626m)

Front aspect uPVC double glazed window, radiator



Bathroom

Rear aspect frosted uPVC double glazed window, low level WC, panel enclosed bath with mixed tap and handheld shower above, pedestal wash hand basin with mixed tap, part tiled walls, radiator, 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.

Cooksleys 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.

Cloakroom

Frosted rear aspect uPVC double glazed window, low level WC

Rear Garden

Large enclosed rear garden by a range of panel fencing with large decked area, brick built outer building, brick BBQ, pond, shingled area



Front Garden

Enclosed front garden, mainly laid lawn, side access, undercover walkway

