

## 4 Chantry Meadow, Alphington, Exeter, EX2 8FF



A rarely available two bedroom property set in the heart of popular Alphington. The accommodation comprises entrance hall, lounge/dining room, kitchen, two first floor bedrooms and bathroom. The property also benefits from a large private enclosed rear garden and allocated parking space to the rear. A perfect first time buy or investment opportunity viewing is highly recommended.

**Offers in the Region Of £240,000 Freehold DCX01588**

# 4 Chantry Meadow, Alphington, Exeter, EX2 8FF

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

Accessed via a part glazed front door, front aspect uPVC double glazed window, access to the lounge, kitchen and stairs to the first floor landing, storage cupboard.

### Kitchen 11' 8" x 5' 11" (3.545m x 1.810m)

Front aspect uPVC double glazed window, fitted range of eye and base level units, stainless steel sink with a mixer tap, rolled edged work surfaces, part tiled walls, integrated oven and hob with an extractor fan above, plumbing for a washing machine and further appliance space.



### Lounge 11' 10" x 13' 2" (3.595m x 4.008m)

Rear aspect uPVC double glazed doors leading to the rear garden, television point, feature fireplace, two radiators.



### First Floor Landing

With doors to bedroom one, bedroom two, bathroom, access to the loft void above.

### Bedroom One 9' 9" x 9' 0" (2.984m x 2.735m)

Rear aspect uPVC double glazed window with a view over the rear garden, floor to ceiling wardrobes with hanging space and shelving, telephone point and radiator.



### Bedroom Two 11' 10" x 9' 2" (3.605m x 2.806m)

Twin front aspect uPVC double glazed windows, airing cupboard with foam dipped water tank, radiator.



### Bathroom

Three piece suite benefiting from a panel enclosed bath, low level WC, pedestal wash hand basin, part tiled walls, extractor fan and radiator.



### Rear Garden

Private and enclosed rear garden, mainly laid to lawn with shrubs and seating area.



### Parking

Off road parking at the rear of the property in the owners car park.



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.

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