



# Robert Williams

SALES | LETTINGS | AUCTIONS

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Asking price

£230,000

Freehold

Courtenay Road

Exeter

Devon

EX2 8JT

## Courtenay Road

A well presented 2 bed terrace house in the popular area of Alphington.

Ideal for first time buyers or investors alike.

NO ONWARD CHAIN.

# The situation...

The property is ideally situated in the Alphington area of Exeter. It is within a short walking distance of both Aldi and Sainsbury's supermarkets, as well as the Marsh Barton Industrial Estate with its shops, restaurants and gyms. It benefits from great public transport links with Exeter St Thomas train station just a 10 minute walk away, and St David's train station just a 30 minute walk away. Courtenay Road is also just a 15 minute walk from Exeter Quay and all it has to offer.



## Key Points

**Local Authority:** Exeter City Council

**Council Tax Band:** B

**Heating:** Gas Central Heating

**Services:** Mains water and electric

**EPC Rating:** D

- Popular area of St Thomas
- Mid terrace house
- Close to local shops
- Good transport links
- Courtyard garden
- On road parking
- No onward chain

# The Property...

A lovely terraced house that was completely refurbished throughout 4 years ago to include new kitchen, new gas central heating and boiler, new electrics, new bathroom, redecoration and flooring throughout. Some lovely features have been retained. Offered inside is an open lounge/diner, kitchen, and bathroom and upstairs are 2 good sized double bedrooms. To the rear of the property is a courtyard garden providing useful outside space. This house is ideally located within walking distance of St Thomas, Exeter Quay, and the city centre.



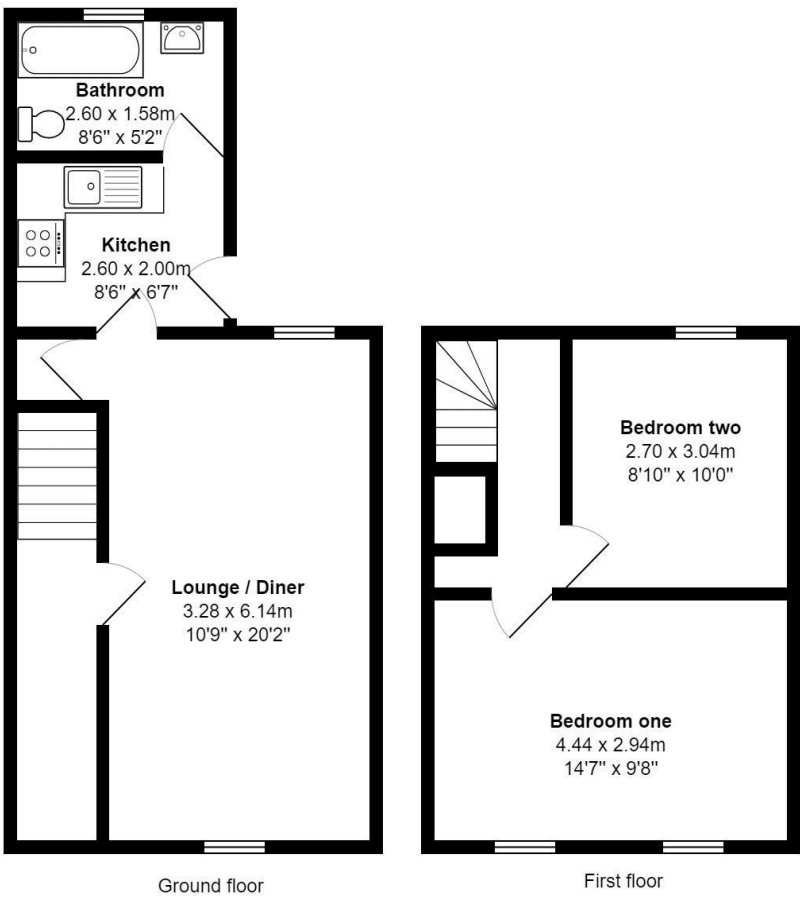
# Time to find out more...

Call: 01392 204800  
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Total Area: 64.7 m<sup>2</sup> ... 696 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.

