



Chantry Meadow
Exeter
EX2 8FU

Asking Price:
£218,000

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In brief...

- A WELL PRESENTED SEMI DETACHED HOUSE
- SITUATED IN THE POPULAR RESIDENTIAL AREA OF ALPHINGTON
- TWO DOUBLE BEDROOMS
- LIVING ROOM & KITCHEN
- BATHROOM & PLENTY OF STORAGE
- TWO ALLOCATED PARKING SPACES
- NO ONWARD CHAIN
- COUNCIL TAX BAND 'B'
- FREEHOLD EPC=D
- REF: DWE07591





In more detail....

Situated in the popular residential area of Alphington, this semi detached house is ideal for anyone wanting to be on the edge of the city with easy access in and out. The property has been a successful investment over the last 16 years and could rent for approx £750 per calendar month. The property has two double bedrooms, both with windows to the front, a first floor bathroom and a large cupboard. On the ground floor there is a living room with bay window, a kitchen with window to the rear and more storage. Externally there is allocated parking for two vehicles and a lawned, level garden to the front. Overall, this property represents a great opportunity to acquire a first home or investment property and viewing is highly recommended.



Directions:

If leaving the city via Exe Bridges, take the exit for Alphington Street (A377) and continue into Alphington Road. Follow the road until you get to the traffic lights at Sainsburys, after the lights take the left lane into Church Road and continue to the roundabout at the end of the road. Take the third exit to continue along Church Road which then becomes Chudleigh Road, at the roundabout take the first exit left into Chantry Meadow and the property is located along the road on the right hand side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 5.0.0.22

Accommodation:

Kitchen:

7' 3" x 6' 3 (2.2m x 1.9m)

Sitting Room:

13' 7" x 11' 6 (4.14m x 3.5m)

First Floor Landing:

Bedroom 1:

10' 1" x 9' 7 (3.07m x 2.91m)

Bedroom 2:

9' 8" x 7' 9 (2.95m x 2.36m)

Bathroom:

Outside:

Front garden
Allocated parking for two vehicles

The location...

This well positioned house is located in a good residential area, in the popular village of Alphington with good access to the motorway, local amenities and the city centre which provides a number of excellent private and state schools at all levels, together with University of Exeter and Exeter College. There is a regular bus service nearby which travels to the city centre. Alphington Primary School and Westex Secondary School are close by. The city affords excellent sports and leisure facilities being situated on the river and offering a selection of theatres, cinemas, museum, cathedral, football, rugby and leisure centres.

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

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