



Chudleigh Road
Exeter
EX2 8TU

Guide Price
£230,000-£235,000

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In brief...

- A BEAUTIFULLY PRESENTED HOME WITH CONTEMPORARY FINISH
 - SUPERBLY COORDINATED WITH ORIGINAL CHARACTER FEATURES
 - LOVELY SITTING ROOM AND SPACIOUS SEPARATE DINING ROOM
 - AN EXCELLENT MODERN FITTED KITCHEN
 - TWO BEDROOMS AND A GREAT BATHROOM
 - ENCLOSED PRIVATE REAR GARDEN/COURTYARD
 - GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
 - WELL LOCATED FOR ALPHINGTON VILLAGE FACILITIES & MOTORWAYS
 - IDEAL FOR FIRST TIME BUYERS OR INVESTMENT
 - REF: DWE07264 - FREEHOLD - EPC = C
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In more detail...

This property has been beautifully updated and offers character features including ornate Victorian style fireplaces, original wooden doors and picture rails, while also incorporating a modern kitchen and bathroom. Downstairs there is a spacious separate living room and dining room with modern fitted kitchen to the rear. There is a door from the dining room opening onto an attractive, beautifully enclosed and private garden with Astro turf seating area with gate to the rear allowing access for bikes etc... Upstairs there is a beautiful double bedroom with large bay window to the front and second generous single bedroom with attractive views to the rear. The bathroom is a lovely size, beautifully fitted with a white suite and with a large bay window with window seat to the rear. The property benefits from gas central heating and double glazing throughout.

This property comes to the market with no onward chain and viewing is highly recommended by the sole agent.



TOTAL FLOOR AREA: 742 sq. ft. (69.0 sq.m.) approx.

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 ©2021

Accommodation:

Entrance Hall:

Sitting Room:
13' 8" x 10' 1" (4.16m x 3.07m)

Dining room:
12' 1" x 11' 0" (3.68m x 3.35m)

Kitchen:
7' 10" x 6' 8" (2.39m x 2.03m)

First Floor Landing:

Bedroom 1:
12' 4" x 11' 5" (3.76m x 3.48m)

Bedroom Two:
12' 1" x 8' 0" (3.68m x 2.44m)

Bathroom:
8' 11" x 7' 11" (2.72m x 2.41m)

Outside:
Courtyard garden to rear

The location...

The property is conveniently situated in the heart of the old part of Alphington village, within easy walking distance of all the many facilities Alphington has to offer, including the highly regarded primary school, local shop and doctor's surgery. The property is also only a few miles from the motorway interchange, providing very easy access to the M5, A38 and A30 as well as being on the outskirts of the city, providing an easy escape out into the countryside.

Directions...

From the Exe Bridges roundabout take the Alphington Street exit continuing into Alphington Road, passing Marsh Barton and at the junction outside Sainsbury's bear left signposted to Alphington. Continue into the village, passing the church on your left and the property will be found on the right hand side.



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