



ESTATE AGENTS



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer:

Star Estate Agents have not tested any apparatus, equipment, fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent report from relevant professionals such as surveyor or solicitor. Star Estate Agents advise buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see the Property Misdescriptions Act
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76 Chantry Meadow, Alphington, Exeter, EX2 8FR

Guide Price £205,000

Set within an attractive position within ALPHINGTON and recently decorated (January 2021) is this two bedroom mid terrace offering a modern kitchen, lounge/dining room, garden and off road parking. No onward chain complications. EPC D

- Recently Decorated "January 2021"
- Popular Residential Location
- Two Bedrooms
- Modern Kitchen
- Lounge/Dining Room
- Double Glazed
- Parking
- Garden



A two bedroom mid terrace situated in the sought after location of Alphington. Accommodation comprising, entrance porch, lounge/dining room, modern kitchen/breakfast room to the ground floor. To the first floor are two bedrooms and the bathroom. Fully enclosed rear garden with rear access and allocated parking space. Alphington remains one of Exeter's most desirable locations with many local amenities including a post office, supermarket, health centre, pharmacy, primary school, public house and village church. Easy access to the M5, the A38 and A30 as well as having a great bus service into the city. Viewings are highly recommended.

OUTSIDE

GARDEN

Enclosed on all sides via a combination of wooden timber panel fencing and solid brick wall. Paved in appearance with a small shrub/planting border. Timber gate gaining access to parking area.

PARKING

Allocated parking for one vehicle which is located at the back entrance to the garden.

ENTRANCE PORCH

uPVC double glazed window to the front aspect and uPVC door to the side aspect. Cupboard housing the gas meter and electric meter. Telephone point, coat hooks and wall mounted fuse box.

LOUNGE/DINING ROOM 15' 9" x 11' 9" (4.8m x 3.58m)

Television aerial point, telephone point, storage heater, under stairs cupboard, smooth ceiling and stairs rising to the first floor landing. uPVC double glazed window to the front aspect.

KITCHEN/BREAKFAST ROOM 11' 9" x 8' 9" (3.58m x 2.67m)

An inset stainless steel sink with a mixer tap built into the rolled edge work surface tops. Range of matching eye and base level cupboards with drawers, a display cabinet and under lighting. Inset four ring gas hob with oven below and a stainless steel extractor canopy above. Space and plumbing for a washing machine and space for a fridge. Breakfast bar, tiled floor and uPVC double glazed windows to the rear aspect and uPVC door opening onto on the garden.

FIRST FLOOR

LANDING

Loft access to the textured ceiling.

BEDROOM ONE 11' 9" x 8' 10" (3.58m x 2.69m)

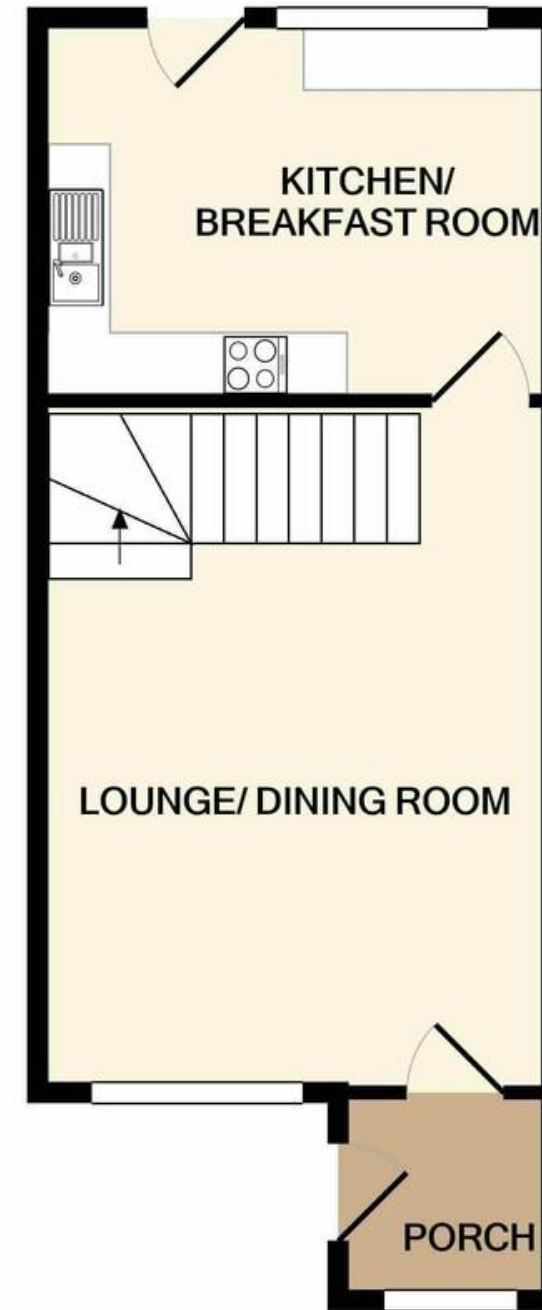
uPVC double glazed window to the rear aspect.

BEDROOM TWO 11' 9" x 7' 5" (3.58m x 2.26m)

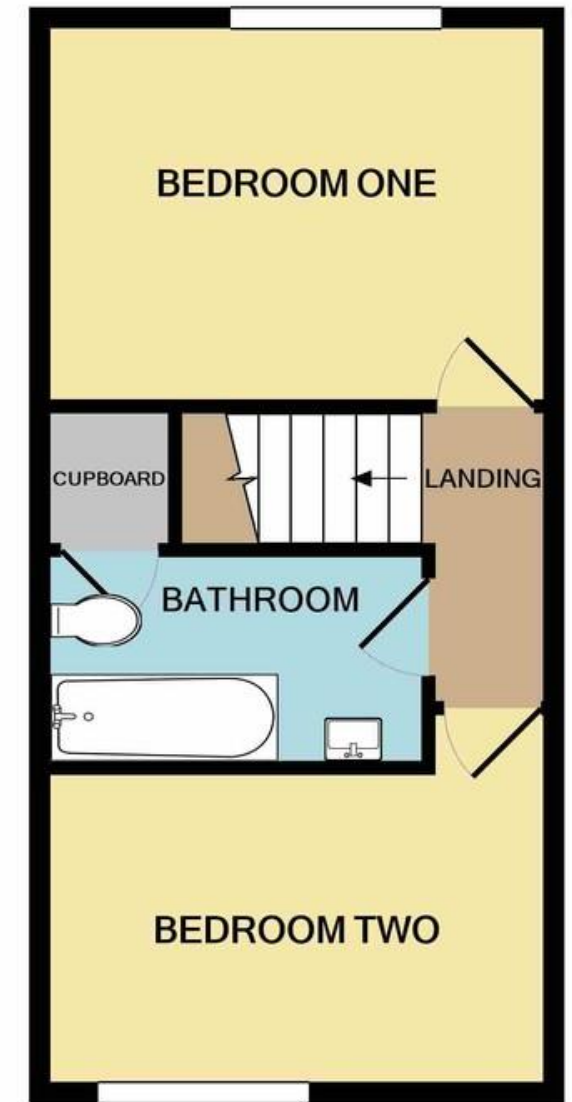
uPVC double glazed window to the front aspect with a pleasant outlook.

BATHROOM

A three piece suite comprising a L/LWC, pedestal with WHB and a mixer tap, a bath with a mixer tap and a wall mounted shower above. Towel rail heater, extractor fan and tiled splash backs to splash prone walls. Cupboard housing the hot water cylinder.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and should be used for illustrative purposes only. Measurements of rooms and appliances are for information only and do not constitute a guarantee of accuracy or efficiency. Measurements made with Metropix (C)

