



West of 

Corn Mill Crescent

Alphington

Offers in excess of £300,000

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Alphington O.I.E.O. £300,000

Attractive three bedroom semi detached property situated in a highly sought after residential area of the wonderful village of Alphington. This lovely property is well presented throughout and features; light and spacious living room with archway through to the dining room, and modern fitted kitchen. On the first floor are three good sized bedrooms and modern bathroom. The property also benefits from driveway parking offering parking for two vehicles leading to a single garage and a low maintenance rear garden with westerly aspect and offering a good degree of privacy. Chain Free.

Attractive semi detached house | Three bedrooms | Light and spacious living room | Separate dining room | Modern fitted kitchen | Modern bathroom | Low maintenance westerly facing rear garden | Driveway parking for up to two vehicles | Single garage | Chain Free

PROPERTY DETAILS:

APPROACH

Part glazed Upvc front door to enclosed entrance porch.

ENTRANCE PORCH

Tiled floor. Upvc double glazed windows to side and front aspect. Upvc part glazed door to entrance hallway.

ENTRANCE HALLWAY

Stairs to first floor. Radiator. Coat hanging space. Part glazed double doors to living room.

LIVING ROOM

13' 2" x 12' 4" (4.01m x 3.76m) Light and spacious room with Upvc double glazed window to front aspect. Coved ceiling. Radiator. Feature fireplace with wood mantle, marble effect inset and hearth, and fitted gas living flame effect fire. TV and telephone points. Archway to dining room.

DINING ROOM

10' 9" x 7' 6" (3.28m x 2.29m) Spacious dining room with Upvc double glazed tilt and slide patio door to conservatory. Coved ceiling. Radiator. Door to kitchen.

KITCHEN

10' 8" x 7' 8" (3.25m x 2.34m) (max) Upvc double glazed window to rear aspect with outlook over the conservatory and garden beyond. Fitted kitchen with range of base, wall and drawer units in light wood finish. Worktop with tiled surround and inset stainless steel sink. Fitted electric double oven and gas hob with extractor hood over. Space and plumbing



for washing machine and dishwasher. Further under worktop appliance space. Tiled floor. Chrome ladder style radiator. Double doors to deep understair storage cupboard. Upvc part glazed stable style door to side access.

CONSERVATORY

13' 4" x 6' 7" (4.06m x 2.01m) Large Upvc constructed conservatory on brick plinth with Upvc double glazed windows to sides and rear aspects, plus Upvc double glazed french doors to garden. Wood effect laminate flooring. TV point.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing with Upvc double glazed window to side aspect. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

13' 3" x 8' 9" (4.04m x 2.67m) (max) Spacious master bedroom with Upvc double glazed window to front aspect. Coved ceiling. Range of quality fitted bedroom furniture comprising of; wardrobes, drawer units, vanity unit, overhead storage cupboards and bedside units in cream finish. Radiator.

BEDROOM 2

9' 6" x 9' 1" (2.9m x 2.77m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Coved ceiling. Radiator. Door to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 3

9' 6" x 9' 5" (2.9m x 2.87m) Single bedroom with Upvc double glazed window to front aspect. Radiator. Door to over stair built-in wardrobe complete with hanging rail and shelf.

BATHROOM

6' 2" x 6' 2" (1.88m x 1.88m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and Mira Advance electric shower over. Radiator. Part tiled walls. Extractor fan.

OUTSIDE

FRONT

Front garden laid to block paving and edged with hedgerow with path to front door and side gate to rear garden. Driveway to side offering parking for up to two vehicles leading to single garage.

GARAGE

16' 6" x 8' 5" (5.03m x 2.57m) Up and over door to single garage with light and power. Window to rear. Upvc pedestrian door to garden. Eaves storage.

REAR GARDEN

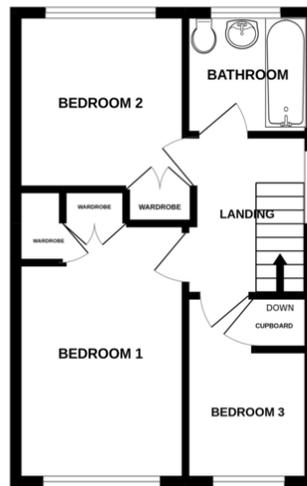
Enclosed irregular shaped westerly facing rear garden with a good degree of privacy. Laid to paving and gravel for low maintenance and edged with deep raised borders stocked with a variety of mature shrubs. Path to side leading to door to garage and gate to front.



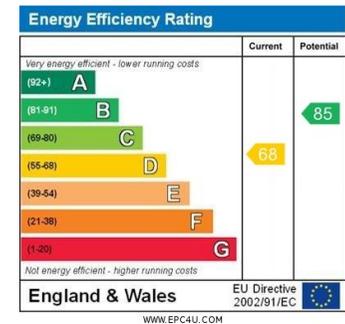
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2022



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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