



Spacious two bedroom coach house style apartment situated in the highly sought after Alphington area of Exeter, offering good access to the city of Exeter, local business park and amenities, and major road network. This delightful property features; large double aspect living/dining room, separate kitchen, two good sized bedrooms and bathroom. The property also benefits from a larger than average garage and understair store cupboard. A perfect first home or investment property. Chain Free.

**Powlesland Road**  
Alphington £230,000

**West of** 

# Powlesland Road Alphington £230,000

Attractive coach house style apartment | Two good sized bedrooms | Large double aspect living room/dining room | Separate modern kitchen | Modern bathroom | Large garage | Further understair storage cupboard | Gas central heating | Ideal first home or investment property | Chain Free

## PROPERTY DETAILS:

### APPROACH

Covered entrance with composite front door to entrance lobby.

### ENTRANCE LOBBY/STAIRS

Entrance lobby with stairs to first floor. Radiator. Telephone point.

### STAIRS/LANDING

Stairs from entrance lobby to first floor landing with Upvc double glazed window to rear aspect. Hatch to loft space. Coat hanging space. Door to useful storage cupboard complete with hanging rail and shelf. Door to airing cupboard complete with hot water tank and shelf. Doors to living/dining room, bedrooms and bathroom.

### LIVING/DINING ROOM

17' 8" x 17' 6" (5.38m x 5.33m) (narrowing to 10'0" (3.2m)) Light and spacious double aspect L shaped room with Upvc double glazed windows to front and rear aspect. Feature fireplace with polished stone effect mantle and hearth with fitted electric coal effect fire. TV and telephone points. Two radiators. Door to kitchen.

### KITCHEN

9' 9" x 7' 4" (2.97m x 2.24m) Upvc double glazed window to front aspect. Fitted kitchen with range of base and wall units in wood effect finish. Roll-edge worktop with tiled surround with inset stainless steel sink. Integral single electric oven and gas hob with extractor hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Wall mounted Baxi gas boiler.

### BEDROOM 1

11' 5" x 10' 5" (3.48m x 3.18m) Spacious double bedroom with Upvc double glazed window to front aspect. Radiator.

### BEDROOM 2

11' 5" x 10' 3" (3.48m x 3.12m) (max) Further good sized bedroom with Upvc double glazed window to front aspect. Radiator. Door to deep over stair storage cupboard complete with shelving.

### BATHROOM

6' 9" x 6' 4" (2.06m x 1.93m) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and bath with tiled surround and mixer shower over. Radiator. Extractor fan. Shaver point.

### OUTSIDE

### GARAGE

18' 9" x 14' 7" (5.72m x 4.44m) (max) Up and over door to larger than average garage. Upvc double glazed window to front aspect. Eaves storage.

Plus a useful understair storage cupboard accessed via door under the archway beneath the property.

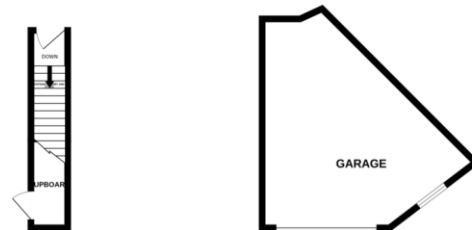
### AGENTS NOTES:

The property is leasehold - 999 year lease from 2002 - with 979 years remaining.  
Council Tax Band: B - Exeter City Council  
Maintenance charge of £870 per year - HLM Property Management  
Ground Rent of £70 per year - Barratt Homes

FIRST FLOOR



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
None with Mortgage L2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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