



Deceptively spacious three bedroom terraced house, located in the highly popular Alphington village on the edge of the city of Exeter. This lovely property features; downstairs cloakroom, spacious living room and kitchen/dining room. On the first floor are two double bedrooms and a single bedroom - master bedroom with en-suite, and bathroom. The property benefits from an enclosed southerly facing garden and allocated parking. Chain Free.

Powlesland Road
Alphington £310,000

West of 

Powlesland Road Alphington £310,000

Attractive modern terraced house | Three bedrooms | Spacious living room | Further spacious kitchen/dining room | Downstair cloakroom | Master bedroom with en-suite | Bathroom | Southerly facing rear garden | Allocated parking | Chain Free

PROPERTY DETAILS:

APPROACH

Composite front door to entrance lobby.

ENTRANCE LOBBY

Upvc double glazed window to side. Core matting flooring. Radiator. Doors to cloakroom and living room.

CLOAKROOM

6' 6" x 2' 7" (1.98m x 0.79m) Upvc double glazed window to front aspect with obscure glass. White suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Radiator.

LIVING ROOM

11' 7" x 14' 7" (3.56m x 4.44m) (max) Spacious living room with Upvc double glazed window to front aspect and stairs to first floor. Radiator. Feature fireplace with ornate mantle, tiled hearth and fitted electric fire. TV and telephone points. Door to kitchen/dining room.

KITCHEN/DINING ROOM

14' 7" x 9' 1" (4.44m x 2.77m) Further spacious room with Upvc double glazed window and Upvc double glazed french doors to garden. Fitted kitchen with range of base and wall units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric oven and gas hob with extractor hood over. Space and plumbing for washing machine. Further under worktop appliance space. Space for freestanding fridge/freezer. Matching wall unit housing gas boiler. Extractor fan. Radiator. Door to understair storage cupboard.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Door to airing cupboard complete with hot water tank. Doors to bedrooms and bathroom.

BEDROOM 1

11' 7" x 8' 5" (3.53m x 2.57m) Spacious master bedroom with Upvc double glazed window to front aspect. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf plus high level cupboard. Door to en-suite.

EN-SUITE

8' 6" x 4' 4" (2.59m x 1.32m) (max) White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass door to shower enclosure with mixer shower. Extractor fan. Shaver point. Radiator.

BEDROOM 2

10' 2" x 8' 5" (3.1m x 2.57m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator.

BEDROOM 3

8' 7" x 5' 8" (2.62m x 1.73m) Single sized bedroom with Upvc double glazed window to front aspect. Radiator.

BATHROOM

6' 1" x 5' 8" (1.85m x 1.73m) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., hand wash basin set in vanity unit and bath with tiled surround. Radiator. Extractor fan.

OUTSIDE

FRONT

Low maintenance front garden laid to gravel and enclosed by metal railings. Path and step to front door.

REAR GARDEN

Attractive southerly facing rear garden set on two levels with paved patio and gravelled garden area adjoining the rear of the property with four shallow steps leading up to a further garden area laid to lawn with path leading to rear access gate and garden shed.

PARKING

Allocated parking space located to the front of the property.

AGENTS NOTES

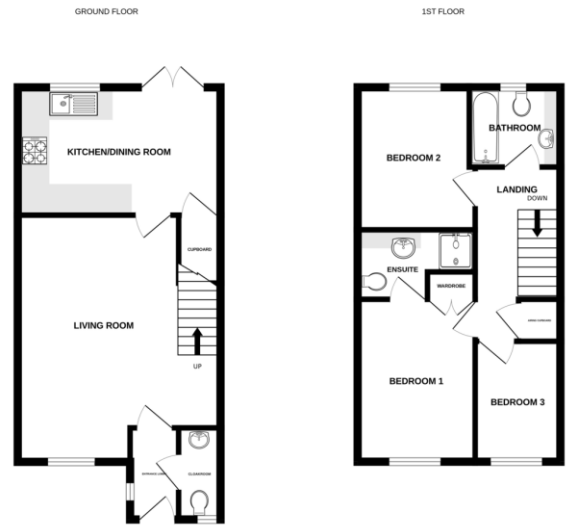
The property is Freehold.

Council Tax Band: C - Exeter City Council

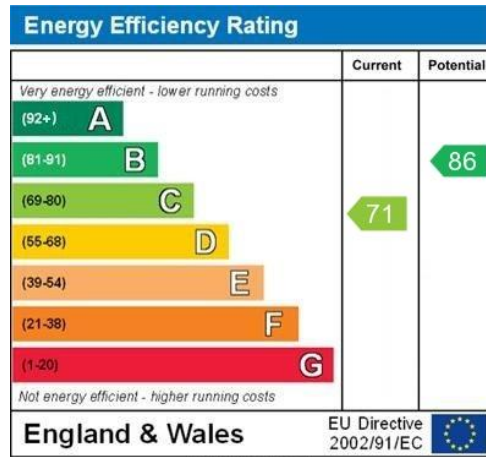
There is a small maintenance charge of £96 every 6 months for maintaining the play park and green spaces

- HLM Property Management

Chain Free



Measurements are approximate. Not to scale. Illustration purposes only. Made with MetreX 2022



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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