



A modern Town House situated in a popular location close to amenities and transport links with three bedrooms, living/dining room, kitchen, cloakroom, bathroom & En-suite, with parking and a garage with NO CHAIN.

9 Powlesland Road | Alphington | Exeter | EX2 8RS

complete.

thoroughly good property agents



PROPERTY TYPE

Town House

Freehold (Garage – Leasehold)



SIZE

1,097 sq ft



LOCATION

Suburb



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Off-Road Parking



OUTSIDE SPACE

Garden



EPC RATING

68 D



COUNCIL TAX BAND

C



in a nutshell...

- NO CHAIN
- Modern Town House
- Popular Location Alphington
- Three Bedrooms
- New updated Kitchen
- Living / Dining Room
- Garage under Coach House
- Parking
- Buy To Let Investment
- Ensuite & Bathroom
- Close to local shops, amenities & transport





the details...

A spacious mid-terraced town house with three double-bedrooms, one ensuite, a garage, and an enclosed rear garden, in a convenient location close to the supermarket in Alphington, with easy access to the city of Exeter and the M5.

Inside, it feels warm and welcoming with gas central heating, though the décor would benefit from some TLC. It is arranged over three floors offering spacious accommodation, ideal for a family.

The accommodation comprises on the ground floor, an entrance hallway with a convenient cloakroom, a built-in cupboard for coats and shoes and a staircase rising to the upper floors. A galley-style kitchen has plenty of worktop and cupboard space, a gas hob and spaces for white goods. A generously sized living/dining room has patio doors to the garden and an under-stairs cupboard.

Upstairs, on the first floor, there are two excellent, similarly sized double bedrooms and a family bathroom containing a bath, a basin, and a WC. On the top floor is the main bedroom suite comprising a light and airy double bedroom with a dormer window to the front, a dressing room with a cupboard containing a hot water cylinder, and an en-suite shower room with a corner shower, a WC and a basin, benefiting from natural light from a velux window.

Outside, the rear garden is a decent size and is fully enclosed making it safe for children and pets. There is an artificial lawn and a terrace of paving, great for a barbecue or alfresco dining. A gate at the rear provides alternative access. There is a single garage with an up and over door, beneath a neighbouring coach house and an additional parking space immediately in front, with more on road if required.

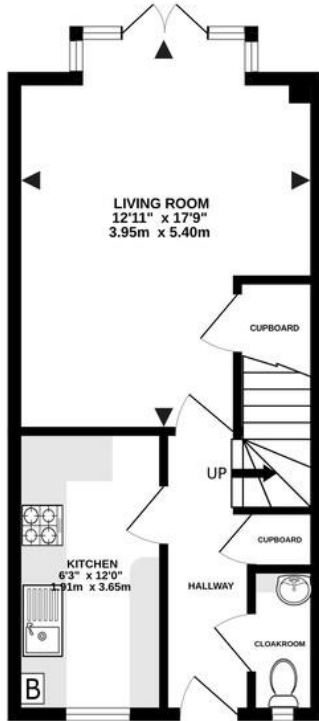
Tenure: Freehold (Garage – Leasehold)

Council Tax: C

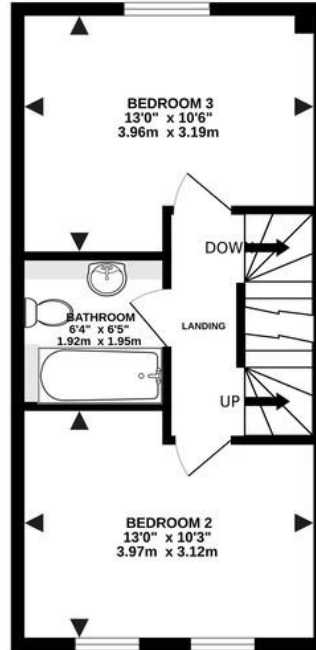


the floorplan...

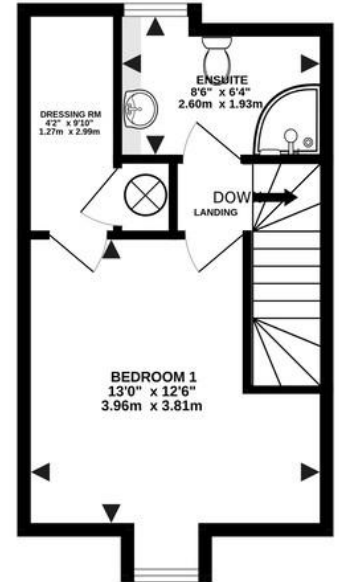
GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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.
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the location...

The property is situated on the outskirts of the city of Exeter in the desirable suburb of Alphington, which benefits from local amenities including a local shop, church, doctor's surgery, primary school and pub/restaurant.

In addition, there is a Lidl and a Sainsbury's supermarket close by. There is easy access to the A30/A38/M5 motorways, Marsh Barton Trading Estate and the city Centre. There are also other good local transport links nearby.

Shopping

Late night pint of milk: Lidl 170 ft (approx)

City Centre: 2.7 miles

Supermarket: Lidl 170 ft / Sainsbury's 0.6 miles

Relaxing

Beach: Dawlish Warren 10 miles

Cinema: Vue 2.5 miles

Exeter Golf and Country Club: 3 miles

Travel

Bus stop: Church Road 0.2 miles

Train station: Exeter St Thomas 1.4 miles

Main travel link: A30 0.8 miles

Airport: Exeter 9.1 miles

Schools

Alphington Primary School: 0.6 miles

Exeter School: 2.9 miles

West Exe School: 0.8 miles

Please check Google maps for exact distances and travel times. **Property postcode: EX2 8RS**



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