



6 Pines Cottages is an attractive two bedroom end of terrace situated in a tucked away location and offering easy access to the city centre, local business park, and a vast array of amenities. This delightful and deceptively spacious home features a good sized lounge, further spacious kitchen/dining room, two double bedrooms and a modern bathroom. The garden is located to the front of the property and is landscaped for easy maintenance. Chain Free.

Alphington Road
Exeter £160,000

West of 

Alphington Road Exeter £160,000

Tucked away location | Close to array of amenities | Two double bedrooms | Spacious lounge | Further spacious kitchen/dining room | Modern bathroom | Low maintenance garden | Chain Free

PROPERTY DETAILS:

APPROACH:

Shared private pathway leading from Alphington Road to Pines Cottages. Paved path to front door.

ENTRANCE PORCH

Upvc double glazed window to front and side aspect. Doorway opening to lounge.

LOUNGE

11' 8" x 11' 6" (3.56m x 3.51m) Spacious lounge with Upvc double glazed window to front aspect. Central heating radiator. Fireplace opening. TV and telephone points. Alcove shelving and storage cupboard. Stairs to first floor. Opening to kitchen/dining room.

KITCHEN/DINING ROOM

15' 0" x 11' 9" (4.57m x 3.58m) (max) Further spacious room with Upvc double glazed window to rear aspect. Modern fitted kitchen in light wood finish with range of base, wall and drawer units. Worktop with tiled surround and inset stainless steel sink. Integral electric oven and hob with extractor hood over. Deep understair storage recess. Central heating radiator. Concealed worktop lighting. Double doors to large cupboard housing Electro Max electric boiler providing wet central heating and hot water supply, and space and plumbing for washing machine. Recess spotlighting.

FIRST FLOOR

STAIRS/LANDING

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

BEDROOM

11' 7" x 9' 0" (3.53m x 2.74m) (max) Further spacious double bedroom with Upvc double glazed window to front aspect. Central heating radiator. TV point.

BEDROOM

11' 7" x 9' 4" (3.53m x 2.84m) Spacious double bedroom with Upvc double glazed window to rear aspect. Central heating radiator. TV point.

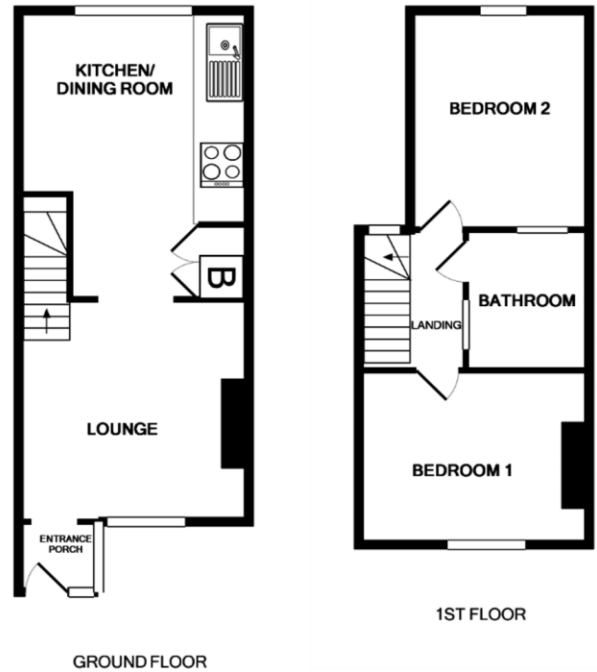
BATHROOM

7' 3" x 6' 3" (2.21m x 1.91m) Modern bathroom with white suite comprising; low level w.c., hand wash basin and large shaped bath with mixer shower over, and fitted glass shower screen. Chrome ladder style central heating radiator/towel rail. Extractor fan. Two internal high level windows with obscure glass.

OUTSIDE

FRONT GARDEN

Attractive enclosed garden with paved patio area and further garden area laid to gravel. Raised flower bed. Waterbutt.



Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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