

# HUNTERS®

HERE TO GET *you* THERE



## Alphington Road

Exeter, EX2 8HN

Price Guide £150,000



Council Tax: A



# 32 Alphington Road

Exeter, EX2 8HN

Price Guide £150,000



## Outside

To the front of the property is a communal front garden and to the rear of the property is where the parking space for the property can be found.

## Communal area

As you enter the front door of the property, you make your way up two flights of stairs to the top floor of the building, the front door of the property is in front.

## Hallway

4'6" x 4'0" (1.38m x 1.23m)

From the front door of the property you enter a hallway, where there is space for coats and shoes to be stored, doors to the lounge/ kitchen/dining room and bedroom.

## Lounge/ Kitchen/ Dining

13'5" x 14'3" (4.10m x 4.36m )

Three large windows to the front aspect framing views over the city, door to the bathroom, radiator.

Kitchen area, low and high level cupboards, roll top worksurfaces, single bowl sink and drainer, built in gas hob, oven and extractor, space for a washer dryer and under counter fridge/ freezer.

## Bedroom

11'3" x 13'0" (3.44m x 3.97m )

Window to the rear aspect, cupboard housing the boiler with storage space, a further cupboard, radiator.

## Bathroom

7'3" x 5'9" (2.22m x 1.76m )

Partially obscured window to the side aspect, walk in corner shower, low level WC and hand basin, radiator.

Material Information - Exeter S

Tenure Type; Share of the freehold

Leasehold Years remaining on lease; 187

Leasehold Annual Service Charge Amount £1,326PA

Leasehold Ground Rent Amount £0

Council Tax Banding; A

- \* Guide price £150,000-£160,000 \*
- Chain free
- Good room sizes
- Allocated Parking
- Popular location
- Good transport links
- Close to local amenities
- Share of the freehold

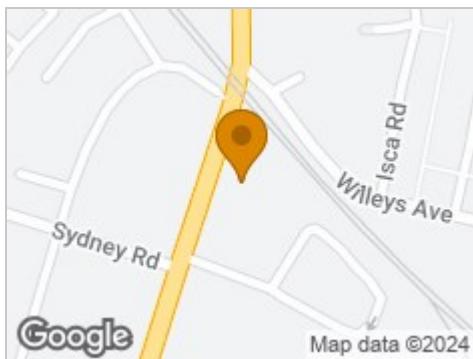
\* Guide price £150,000-£160,000 \* Investment, First step on the property ladder?

This beautiful one bedroom property situated on the popular Alphington road boasts big rooms, good transport links and access to all the local amenities you could possibly need, the property has far reaching views of the city and beyond, so whether you are looking for something like a bolt hole or investment you shouldn't need to look any further.

Briefly the property comprises of an open plan Lounge/ Kitchen/ Dining room, a good sized double bedroom and a large bathroom, the property has been neutrally decorated throughout and gives you a share of the freehold.



## Road Map



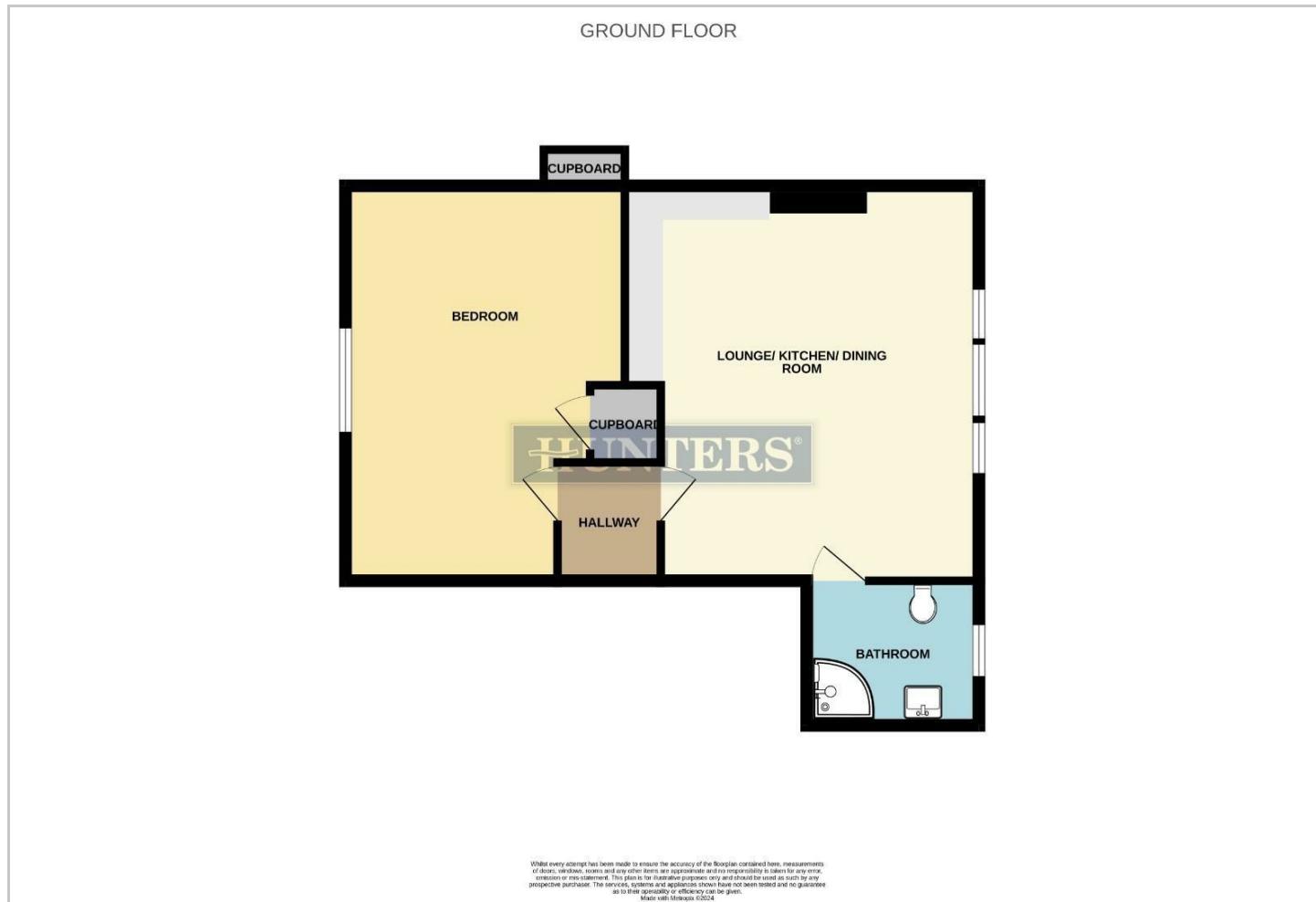
## Hybrid Map



## Terrain Map



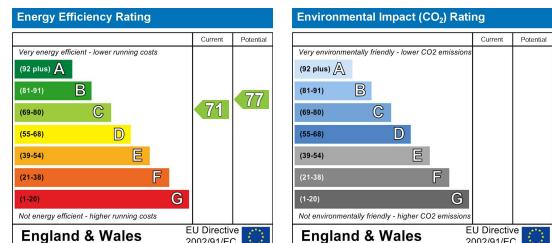
## Floor Plan



## Viewing

Please contact our Hunters Exeter Lettings Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.