



**48 ASHLEIGH  
ALPHINGTON  
EXETER  
EX2 8YU**

PROOF COPY



**£175,000 FREEHOLD**



A well presented modern end link house occupying a delightful end of cul-de-sac position with its own private garden and allocated parking space. Light and spacious lounge/dining room. Kitchen. Large double bedroom. First floor bathroom. Electric heating. uPVC double glazing. Highly sought after residential location convenient to local amenities and good access to major link roads. Ideal first time buy/investment purchase. No chain. Viewing highly recommended.

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Part obscure glass panelled front door leads to:

### **ENTRANCE HALL**

Electric consumer unit. Stairs rising to first floor. Open plan to:

### **LOUNGE/DINING ROOM**

13'2" (4.01m) maximum x 11'5" (3.48m) excluding entrance hall. A light and spacious room. Telephone point. Television aerial point. Night storage heater. uPVC double glazed window and door providing access and outlook to rear garden. Doorway opens to:

### **KITCHEN**

13'2" (4.01m) x 5'2" (1.57m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Single drainer sink unit with mixer tap and cupboard space beneath. Fitted double electric oven. Four ring electric hob. Plumbing and space for washing machine. Space for upright fridge freezer. Laminate wood effect flooring. uPVC double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR LANDING**

Door leads to:

### **BEDROOM**

16'10" (5.13m) maximum into wardrobe space reducing to 10'4" (3.15m) x 10'0" (3.05m). A spacious room with fitted triple wardrobe. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Additional deep storage cupboard. Television aerial point. Two uPVC double glazed windows to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

### **BATHROOM**

6'2" (1.88m) x 6'2" (1.88m). A matching white suite comprising panelled bath with mixer tap including shower attachment. Fitted electric shower unit over. Wash hand basin. WC. Part tiled walls. Extractor fan. Access to insulated roof space.

### **OUTSIDE**

The property is approached via a paved pathway with courtesy light. Timber decked area ideal for bin storage. Access to front door. A side gate provides access to the rear garden, which is a particular feature of the property, consisting of a raised timber decked terrace and paved patio. Two raised shrub beds. The rest of the garden is laid to artificial turf for ease of maintenance. The rear garden is enclosed to all side and has an outside light. The property in question also benefits from a private allocated parking which is situated directly in front of 48 Ashliegh's front door.

### **TENURE**

**FREEHOLD**

### **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 1<sup>st</sup> exit into Alphington Street which connects to Alphington Road. Continue to the very end, bearing left at Sainsbury's, and proceed into Church Road continue along and at the roundabout take the 3<sup>rd</sup> exit into Chudleigh Road. Just before the church turn right into Ide Lane and continue down taking the 3<sup>rd</sup> left into Smithfield Road and next right into Ash Leigh continue down taking the 1<sup>st</sup> right hand cul-de-sac.

### **VIEWING**

**Strictly by appointment with the Vendors Agents.**

### **AGENTS NOTE**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties.

We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

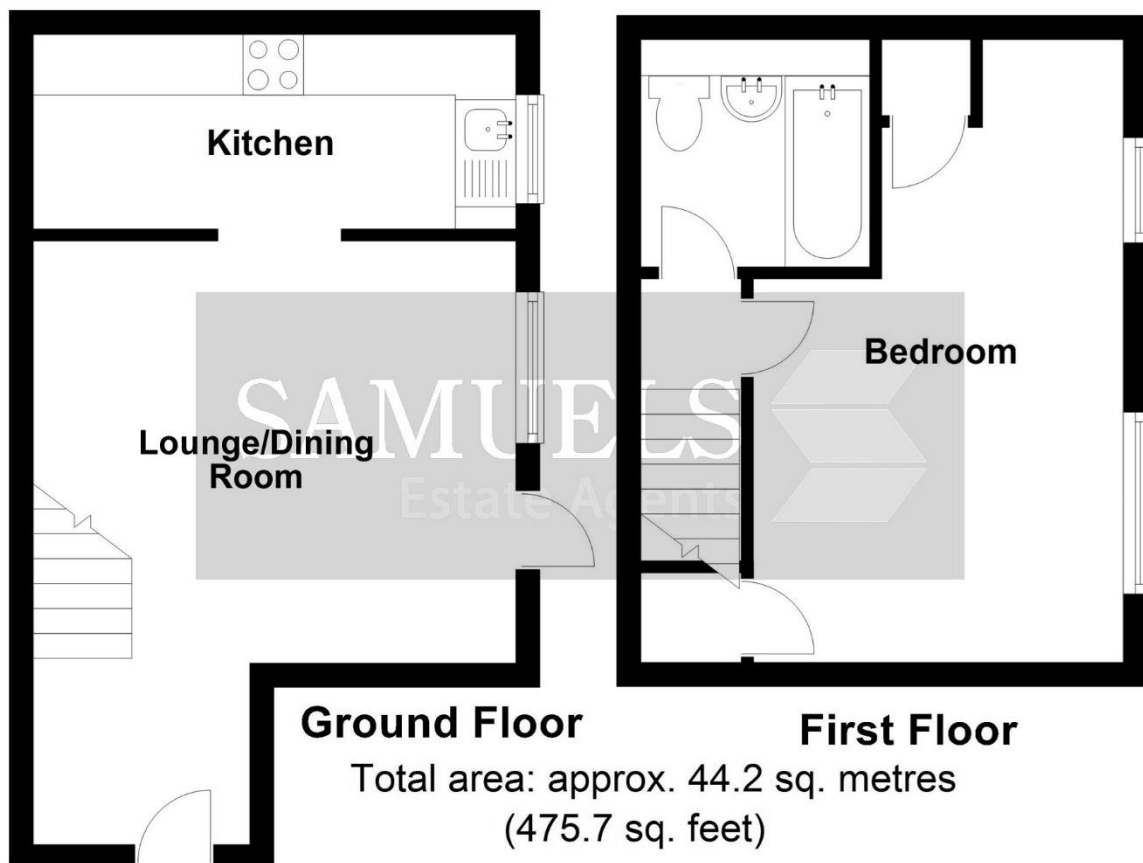
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### **AGENTS NOTE MONEY LAUNDERING POLICY**

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

#### **REFERENCE**

**CDER/0923/8490/AV**



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		