

**4 ALPHA STREET  
HEAVITREE  
EXETER  
EX1 2SP**



**£250,000 FREEHOLD**



**A deceptively spacious characterful double fronted mid terraced house situated in a highly desirable residential location providing great access to local amenities, Heavitree park and popular schools. Three bedrooms. First floor shower room. Reception hall. Sitting room. Separate dining room. Modern kitchen. Modern bathroom. Gas central heating. uPVC double glazing. Enclosed courtyard garden enjoying southerly aspect. Ideal first time buy/investment purchase. Viewing highly recommended.**

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

Attractive part obscure uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Half height wood panelling to dado rail height. Exposed wood flooring. Glass panelled internal door leads to:

### **RECEPTION HALL**

Stable style door provides access to rear courtyard. Panelled door leads to:

### **SITTING ROOM**

10'2" (3.10m) x 9'10" (3.0m) into recess. A characterful room with exposed wood flooring. Feature cast iron fireplace. Fitted shelving into alcoves. Coved ceiling. Radiator. Telephone point. uPVC double glazed window to front aspect.

From reception hall, open plan to:

### **DINING ROOM**

13'0" (3.96m) maximum x 10'0" (3.05m) maximum into recess. Again a characterful room with exposed wood flooring. Fireplace recess. Storage and display cupboards built into alcove. Half height wood panelling to dado rail height. Radiator. Stairs rising to first floor. uPVC double glazed window to front aspect.

From reception hall, doorway opens to:

### **KITCHEN**

9'6" (2.90m) x 9'2" (2.79m). A traditional style kitchen fitted with a range of matching base and drawer units. Wood work surfaces with tiled splashback. Fitted shelving including plate rack. Fitted Bosch electric oven. Four ring Bosch induction hob with filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Integrated slimline dishwasher. Plumbing and space for washing machine. Radiator. Tiled floor. uPVC double glazed window to side aspect with outlook over rear courtyard. Doorway opens to:

### **INNER LOBBY**

Door leading to:

### **BATHROOM**

A matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over including separate shower attachment and tiled splashback. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Low level WC with concealed cistern. Radiator. Cupboard housing wall mounted boiler serving central heating and hot water supply. Extractor fan. Obscure uPVC double glazed window to side aspect.

### **FIRST FLOOR LANDING**

uPVC double glazed window to rear aspect. Exposed wood panelled door leads to:

### **BEDROOM 1**

10'8" (3.25m) into recess x 10'2" (3.10m). Radiator. Tiled fireplace with raised hearth. uPVC double glazed window to front aspect.

From first floor landing, exposed wood panelled door leads to:

### **BEDROOM 2**

12'8" (3.86m) maximum into recess x 7'10" (2.39m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, exposed wood panelled door with two steps leads to:

### **BEDROOM 3**

9'6" (2.90m) x 9'4" (2.84m). Radiator. Access to roof void. uPVC double glazed window to side aspect with outlook over rear courtyard.

From first floor landing, exposed wood panelled door leads to:

### **SHOWER ROOM**

A matching white suite comprising tiled shower enclosure with fitted electric shower unit. Low level WC. Wash hand basin with decorative tiled splashback. Exposed wood flooring. Extractor fan.

### **OUTSIDE**

To the rear of the property is an enclosed courtyard garden with timber shed enjoying southerly aspect.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE voice & data limited, Three and O2 voice likely & data limited, Vodafone voice & data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band B

### **DIRECTIONS**

From Paris Street roundabout take the turning into Heavitree Road and continue along passing Waitrose supermarket. At the next set of traffic lights proceed straight ahead down into Heavitree Fore Street and continue down, at the traffic lights turn left into North Street and as the road bends to the right turn left into Goldsmith Street. Take the 1<sup>st</sup> right into Alpha Street where the property in question will be found on the right hand side.

### **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.

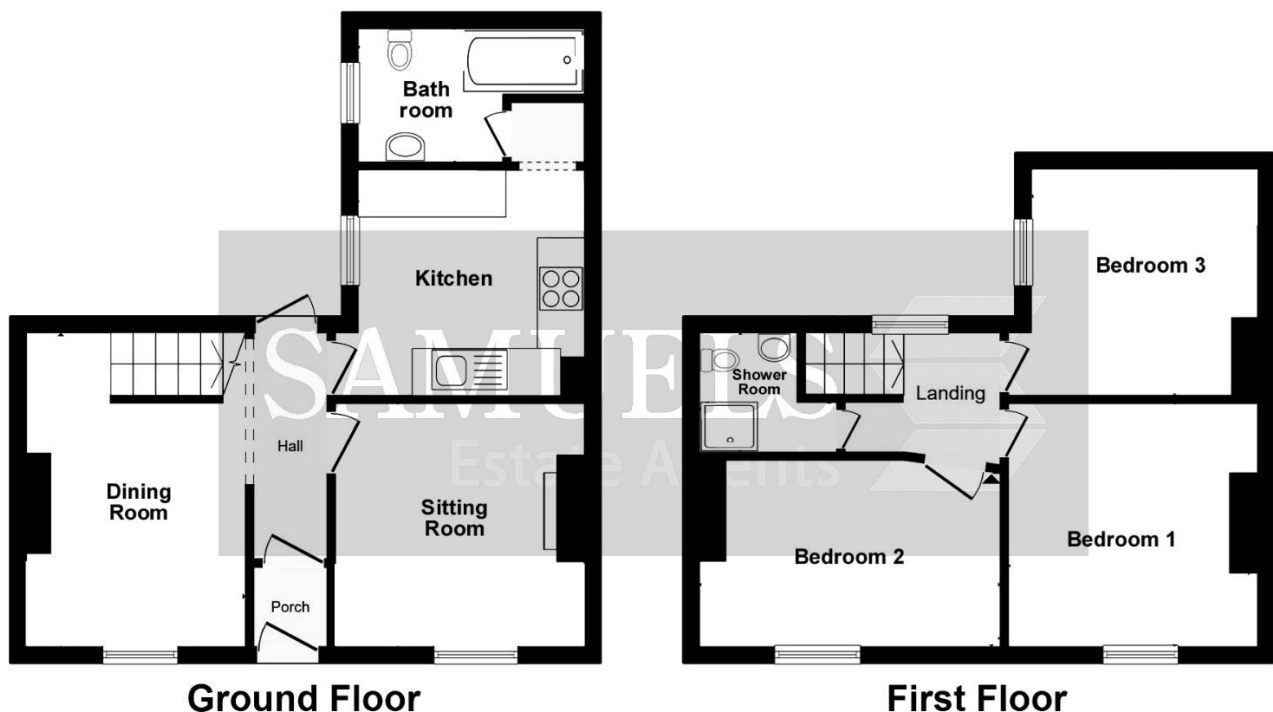
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### **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/0625/8973/AV**



Total floor area 74.0 m<sup>2</sup> (797 sq.ft.) approx  
Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		