

**17 FINCH CLOSE  
ALPHINGTON  
EXETER  
EX2 0AF**

PROOF COPY



**£287,500 FREEHOLD**



A stylish end terrace family home located within this popular new development on the outskirts of Exeter providing good access to local amenities and major link roads. Presented in superb decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Entrance hall. Sitting room. Light and spacious modern kitchen/dining room. Ground floor cloakroom. uPVC double glazing. Gas central heating. Private driveway providing parking for two vehicles. Enclosed rear garden. A great family home. Viewing highly recommended.

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

Composite front door, with inset double glazed panel, leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Smoke alarm. Door to:

### **SITTING ROOM**

12'10" (3.91m) x 11'10" (3.61m). Radiator. Telephone point. Television aerial point. Thermostat control panel. uPVC double glazed window to front aspect. Door to:

### **INNER HALLWAY**

Deep walk in understair storage cupboard with electric consumer unit. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tile splashback. Radiator. Obscure uPVC double glazed window to side aspect.

From inner hallway, door to:

### **KITCHEN/DINING ROOM**

15'0" (4.57m) x 10'0" (3.05m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. Fitted electric oven. Four ring gas hob with stainless steel splashback and filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Space for table and chairs. Radiator. Wall mounted concealed boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Radiator. Smoke alarm. Door to:

### **BEDROOM 1**

11'8" (3.56m) excluding recess reducing to 9'6" (2.90m) x 11'10" (3.61m) maximum excluding recess reducing to 8'6" (2.59m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising double width tiled shower enclosure with fitted electric shower unit. Wash hand basin with modern style mixer tap and tiled splashback. Fitted mirror. Low level WC. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'8" (3.25m) x 7'10" (2.39m) excluding recess. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

9'6" (2.90m) x 7'0" (2.13m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Shaver point. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is a small area of garden laid to decorative chipped bark for ease of maintenance with inset shrub beds. Dividing pathway leads to the front door with courtesy light. To the right side elevation of the property is a private driveway providing parking for approximately two vehicles. A side gate provides access to the rear garden which consists of a paved patio with water tap. Retaining walls with dividing steps lead to a shaped area of level lawn. The rear garden is enclosed to all sides.

### **TENURE**

FREEHOLD

### **SERVICE CHARGE**

We have been advised the current charge is approximately £168.87 for the upkeep of communal areas.

### **MATERIAL INFORMATION**

Construction Type: Timber framed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band C (Teignbridge)

## DIRECTIONS

Proceed out of Exeter over Exe Bridge and take the first exit left into Alphington Street which then connects into Alphington Road. Proceed along and at the traffic lights with Sainsbury's, bear left, signposted Alphington onto Church Road. At the mini roundabout take the third exit left into Chudleigh Road and again proceed straight ahead passing the church and continue to the next double roundabout taking the 2nd exit left again onto Chudleigh Road and proceed down the hill. Take the right hand turning into Stanbury Row and then take the 1st right into Finch Close.

## 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 checks 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.

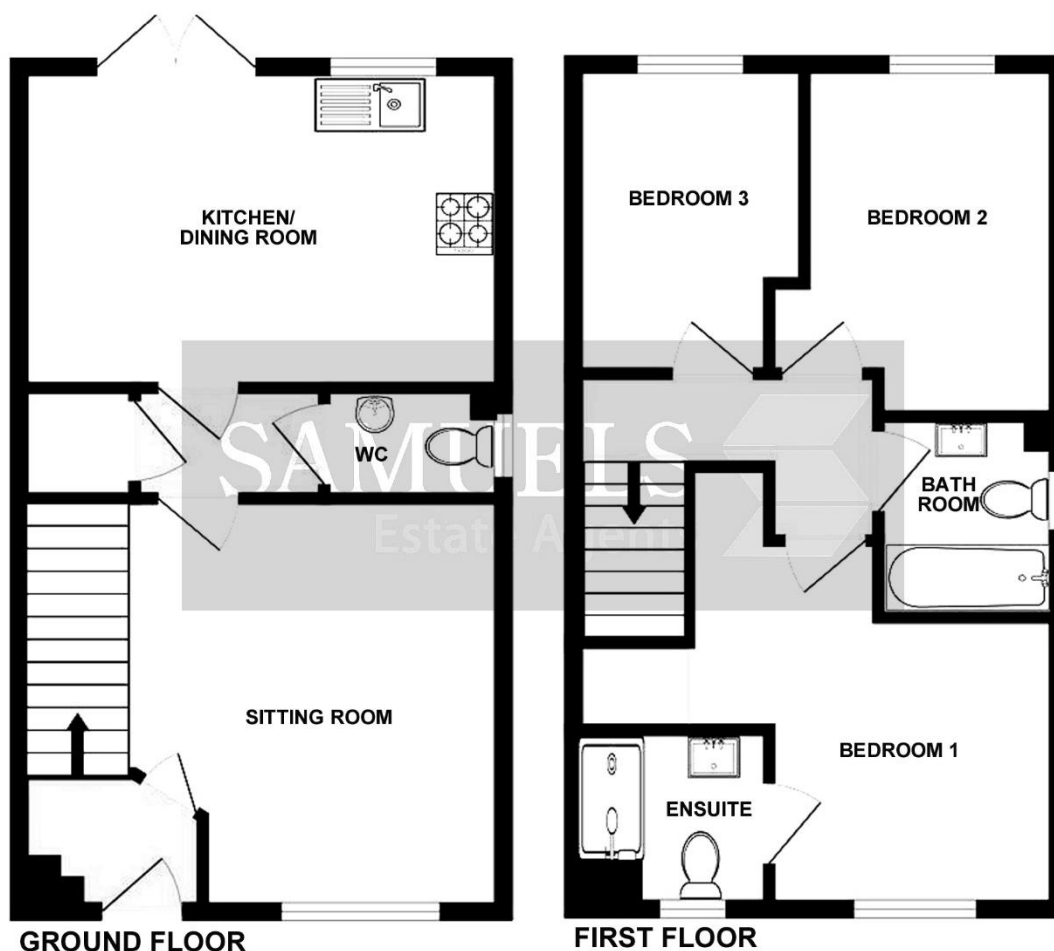
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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.

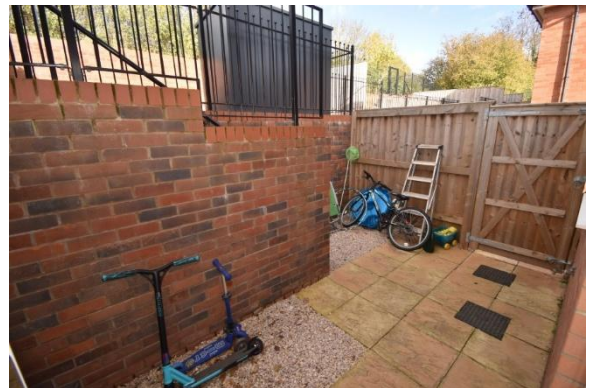
## REFERENCE

CDER/1025/9073/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		