



**34 BLENHEIM ROAD
ALPHINGTON
EXETER
EX2 8SE**



£250,000 FREEHOLD



A rare opportunity to acquire an end terrace family home with fabulous large corner plot garden measuring in excess of 100ft (30.4m) x 100ft (30.4m) offering great scope for extension works subject to the necessary consents. Presented in good decorative order throughout. Two double bedrooms. First floor modern shower room. Reception hall. Sitting room. Kitchen/dining room. Utility room. Gas central heating. uPVC double glazing. Garage and parking in block close by. Popular residential location providing good access to local amenities and bus service into Exeter city centre. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Part obscure uPVC double glazed front door, with matching side panel, leads to:

RECEPTION HALL

Laminate wood effect flooring. Stairs rising to first floor. Understair recess and storage cupboard. Telephone point. Radiator. Smoke alarm. Obscure glass panelled door leads to:

SITTING ROOM

13'4" (4.06m) x 10'4" (3.15m). A light and spacious room. Marble effect fireplace, raised hearth, inset living flame effect gas fire (remote control), wood surround and mantel over. Large uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN/DINING ROOM

10'6" (3.20m) x 10'4" (3.15m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Space for gas/electric cooker. Plumbing and space for washing machine. Radiator. Space for table and chairs. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

UTILITY ROOM

6'0" (1.83m) x 5'4" (1.63m). Space for upright fridge freezer. Further appliance space. Laminate wood effect flooring. Cloak hanging space. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window and door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. uPVC double glazed window to front aspect. Door to:

BEDROOM 1

13'8" (4.17m) x 10'5" (3.18m). A well proportioned room. Radiator. Linen cupboard/wardrobe with fitted shelving. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

10'6" (3.20m) x 10'4" (3.15m). Radiator. Access to roof space. uPVC double glazed window to rear aspect offering fine outlook over rear garden.

From first floor landing, door to:

SHOWER ROOM

A modern matching white suite comprising quadrant tiled shower enclosure with fitted electric shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Additional storage cupboards. Tiled wall surround. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property is approached via a pillared entrance with gate and pathway leading to the front door. The front garden consists of a section of lawn with shrub bed. Section of garden laid to decorative stone chippings for ease of maintenance. Side gate provides access to the rear garden, which is a particular feature of the property measuring 100ft (30.4m) x 100ft (30.4m) maximum (approximate measurements). The fantastic sized garden consists of a paved patio with water tap that leads to a side section of lawn with shrub beds. Good size timber shed/workshop. Steps and dividing pathway lead to an extensive lawned area of garden with well kept mature shrubs, plants and trees. Greenhouse. Additional timber shed. The rear garden is enclosed to all sides. The property also benefits from a garage situated in a block close by (number 8) with additional parking directly in front.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

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 (Exeter)

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. Proceed along and take the left hand turning into Blenheim Road.

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.

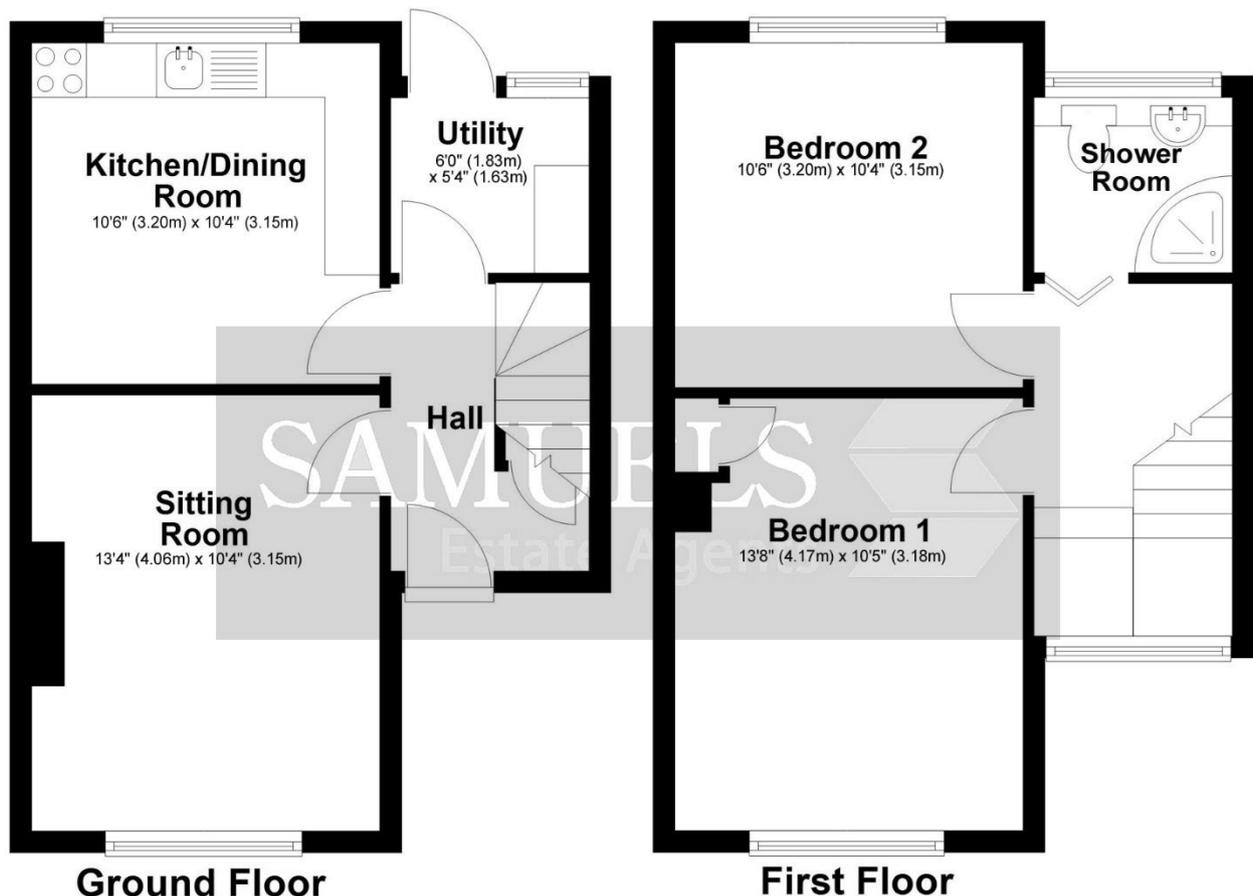
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0326/9161/AV



Total area: approx. 63.9 sq. metres (688.1 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		