



**53 CHANTRY MEADOW
ALPHINGTON
EXETER
EX2 8FU**



£170,000 FREEHOLD



A stylish much improved and modernised mid link house situated within this popular residential development providing good access to local amenities and major link roads. Presented in superb decorative order throughout. Reception hall. Refitted modern kitchen. Light and spacious sitting room. Double bedroom. Refitted first floor modern bathroom. New boiler installed 2024. Gas central heating. uPVC double glazing. Two private allocated parking spaces. No chain. Ideal first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Front door with inset lead effect double glazed panel leads to:

RECEPTION HALL

Radiator. storage cupboard with fitted shelf. Feature archway opens to:

KITCHEN

7'4" (2.24m) x 6'0" (1.83m). A recently installed modern fitted kitchen comprising a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with matching splashback. Singled drainer sink unit with modern style mixer tap. Fitted electric oven. Four ring induction hob with filter/extractor hood over. Space for washing machine. Space for fridge. uPVC double glazed window to rear aspect.

From reception hall, door to:

SITTING ROOM

13'8" (4.17m) x 9'2" (2.79m). A light and spacious room. Radiator. Stairs rising to first floor. Understair recess. Telephone point. Television aerial point. Large uPVC double glazed bay window, with deep sill, to front aspect.

FIRST FLOOR LANDING

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

BEDROOM

10'2" (3.10m) x 9'8" (2.95m). Radiator. Access to roof space. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BATHROOM

8'0" (2.44m) maximum x 5'6" (1.68m). A refitted modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over and glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Heated ladder towel rail. Deep walk in storage cupboard housing boiler serving central heating and hot water supply (installed May 2024). Double glazed Velux window to rear aspect.

OUTSIDE

The property benefits from an area of lawned garden directly to the front and side elevations. Pathway leads to the front door. Access is also gained to a private storage cupboard and an area designated for recycling bins. The property also benefits from two private allocated parking spaces.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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 (Exeter)

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit into Alphington Street which then connects to Alphington Road. Continue to the very end of the road and by Sainsbury's bear left into Church Road and proceed along to the mini roundabout taking the 3rd exit again into Church Road which then connects to Chudleigh Road. Continue along, passing the church on the left hand side, and at the next mini roundabout take the 1st left into Chantry Meadow. Continue down and 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/0625/8976/AV



Ground Floor

First Floor

Total area: approx. 39.7 sq. metres (426.8 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		