



**9 STEEPLE DRIVE
ALPHINGTON
EXETER
EX2 8FL**



£325,000 FREEHOLD



A light and spacious well presented semi detached family home occupying a delightful position within close proximity to local amenities, major link roads and bus service into Exeter city centre. Three bedrooms. First floor shower room. Reception hall. Ground floor cloakroom. Sitting room. Dining room. Kitchen. Gas central heating. uPVC double glazing. Private driveway. Garage. Good size enclosed lawned rear garden. A great family home. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Cupboard housing electric consumer unit, electric meter and gas meter. Telephone point. Cloak hanging space. uPVC double glazed window to front aspect. Door to:

CLOAKROOM

Comprising low level WC with concealed cistern. Wash hand basin with tiled splashback. Radiator. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

SITTING ROOM

13'4" (4.06m) excluding bay x 12'6" (3.81m) maximum. A light and spacious room. Radiator. Marble effect fireplace with raised hearth, living flame effect electric fire, fire surround and mantel over. Television aerial point. Telephone point. Understair storage cupboard. uPVC double glazed bay window to front aspect. Feature archway opens to:

DINING ROOM

11'0" (3.35m) x 7'8" (2.30m). Radiator. uPVC double glazed sliding patio door providing access and outlook to rear garden. Feature archway opens to:

KITCHEN

11'0" (3.35m) x 7'8" (2.30m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect work surfaces with tiled splashback. Single drainer sink unit with modern style mixer tap. Electric cooker with four ring hob (included in sale) and filter/extractor hood over. Dishwasher, washing and fridge (included in sale). Upright larder cupboard. uPVC double glazed door and window providing access and outlook to rear garden.

FIRST FLOOR LANDING

Airing cupboard, with fitted shelving, housing lagged hot water cylinder and boiler serving central heating and hot water supply. Smoke alarm. Feature angled uPVC double glazed window to side aspect with outlook over neighbouring area. Access, via pull down aluminium ladder, to roof space. Door to:

BEDROOM 1

13'2" (4.01m) x 8'10" (2.69m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) maximum x 8'8" (2.64m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'8" (2.95m) maximum reducing to 6'8" (2.03m) x 6'6" (1.98m) maximum. Radiator. Deep built in cupboard/wardrobe with hanging rail and fitted shelf. uPVC double glazed window to side aspect.

From first floor landing, door to:

SHOWER ROOM

Comprising double length tiled shower enclosure with fitted mains shower unit. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Fitted medicine cabinet. Part tiled walls. Radiator. Shaver point. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property occupies a generous size plot with gardens to three sides. To the front and side elevations is a neat shaped area of lawn with flower/shrub beds and dividing pathway leading to the front door with courtesy light. To the right side elevation is a private driveway in turn providing access to:

GARAGE

18'0" (5.49m) x 9'2" (2.79m). Electronically operated up and over door. Pitched roof providing additional storage space. Power and light. uPVC double glazed window and door providing access and outlook to rear garden.

Between the property and garage is a pathway and side gate leading to the rear garden which consists of a raised paved patio with outside light and water tap leading to a neat shaped area of lawn. Additional patio. Well stocked shrub beds stocked with a variety of maturing shrubs, plants, bushes and rose. The rear garden is enclosed to all sides.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, O2 and Vodafone voice & data limited, Three voice & data none

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 D (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. 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 mini roundabout taking the first exit left into Chantry Meadow. Continue down taking the first right into Steeple Drive, 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 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.

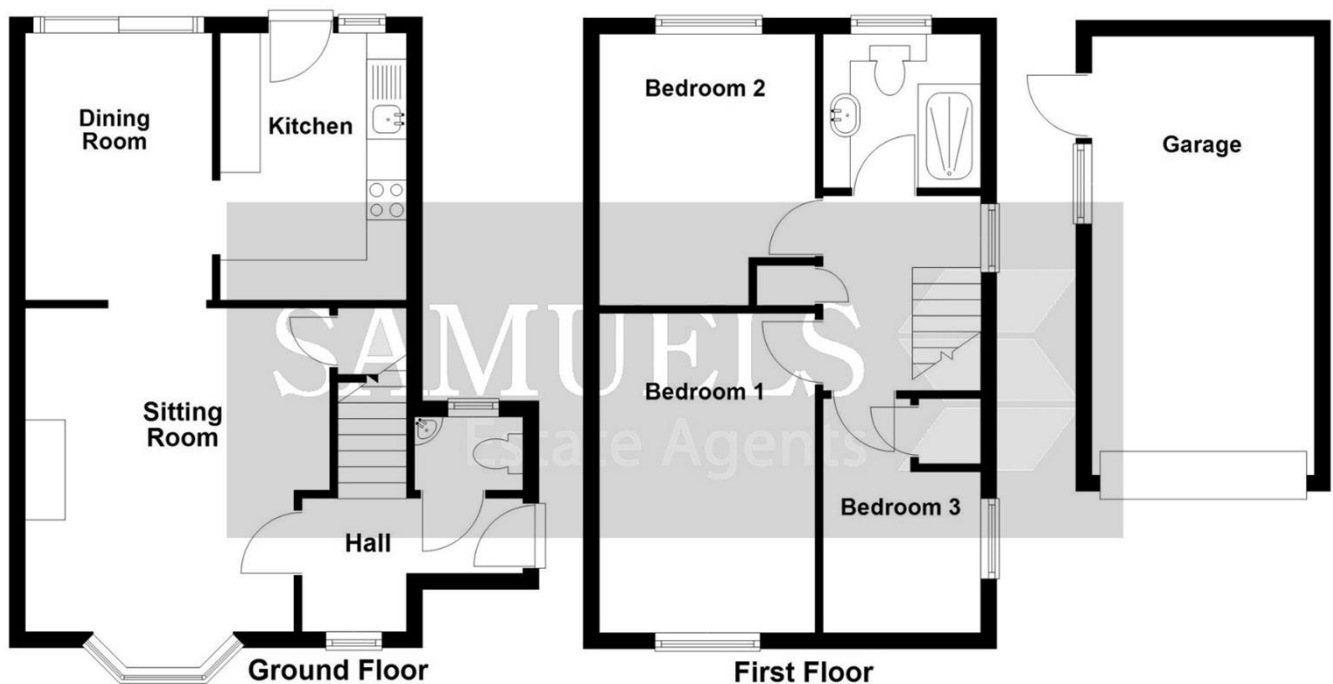
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0525/8951/AV



Ground Floor
Total area: approx. 89.8 sq. metres (966.1 sq. feet)

First Floor

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		