



**45 CHANTRY MEADOW
ALPHINGTON
EXETER
EX2 8FT**

PROOF COPY



£160,000 FREEHOLD



An opportunity to acquire a delightful end link house occupying a highly convenient position providing good access to local amenities and major link roads. Double bedroom. First floor bathroom. Entrance lobby. Lounge/dining room open plan to kitchen. Enclosed rear garden with pedestrian access. Private allocated parking space. Gas central heating. uPVC double glazing. Ideal first time buy/investment purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Front door, with obscure lead effect double glazed panel, leads to:

ENTRANCE LOBBY

Laminate wood effect flooring. Deep storage cupboard with power point, LED light and cloak hanging space. Part obscure double glazed door leads to:

LOUNGE/DINING ROOM

14'0" (4.27m) maximum x 11'6" (3.51m) maximum. Two radiators. Stairs rising to first floor. Smoke alarm. Deep understair recess. Electric consumer unit. Large uPVC double glazed sliding patio door providing access and outlook to rear garden. Open plan to:

KITCHEN AREA

6'8" (2.03m) x 6'5" (1.96m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surface with tiled splashback. Single drainer sink unit with cupboard space beneath. Space for gas cooker with filter/extractor hood over. Plumbing and space for washing machine. Space for fridge. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Inset LED spotlights to ceiling. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. uPVC double glazed window to front aspect. Door to:

BEDROOM

14'0" (4.27m) maximum into wardrobe space x 8'0" (2.44m) excluding door recess. A light and spacious room. Radiator. Large walk in double wardrobe with fitted shelving and hanging rails. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

6'6" (1.98m) x 5'8" (1.73m). Comprising panelled bath with electric shower unit over and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. Obscure uPVC double glazed window to front aspect.

OUTSIDE

to the front of the property is a small area of garden laid to decorative stone chippings for ease of maintenance. Pathway leads to the front door. The property benefits from a private enclosed rear garden mostly laid to decorative stone chippings and paving for ease of maintenance. Dividing pathway leads to the top end of the garden with additional patio and timber shed The rear garden is enclosed to all sides whilst a side gate provides pedestrian access. The property also benefits from a private allocated parking space situated close by. The parking space is situated on the left hand side (2nd parking space in).

TENURE

Freehold

COUNCIL TAX

Band B

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left into Alphington Street which connects to Alphington Road. Continue to the end of this road by Sainsbury's and bear left into Church Road, at the next roundabout take the 3rd exit left again into Church Road which connects to Chudleigh Road. Just before the church bear left onto Dawlish Road and continue around into Chantry Meadow. The property in question will be found on the left 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 on 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 surveyors 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.

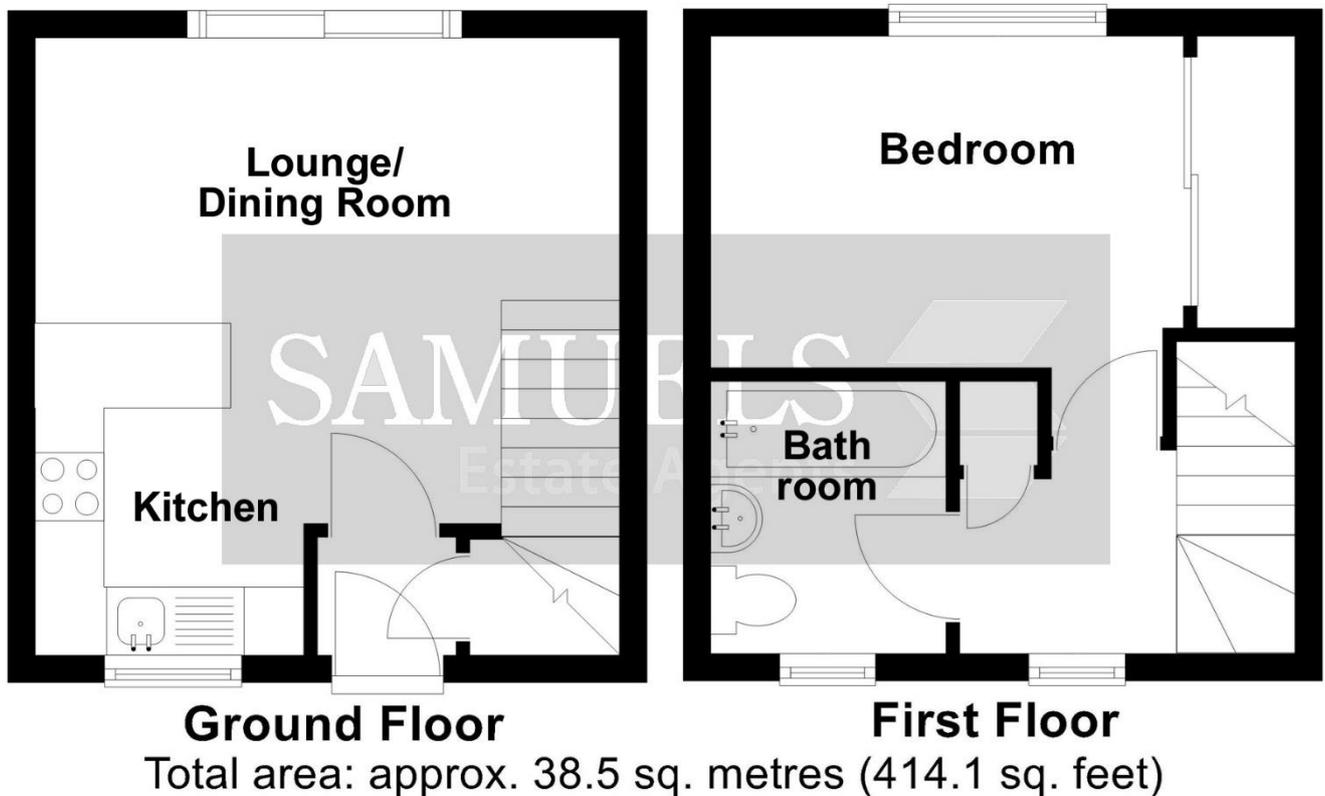
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0624/8679/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		