



**4 HAWTHORN WAY
ALPHINGTON
EXETER
EX2 8YT**



£250,000 FREEHOLD



A well appointed modern end link house occupying a delightful position with outlook over neighbouring green. Two double bedrooms. First floor bathroom. Entrance lobby. Sitting room. Kitchen/dining room. Conservatory. Enclosed rear garden. Gas central heating. uPVC double glazing. Two allocated parking spaces. Fine outlook and views over neighbouring area and countryside beyond. Highly popular residential location convenient to local amenities and major link roads. Ideal first time buy/investment purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

ENTRANCE LOBBY

Cloak hanging space. Cupboard housing electric and gas meters. Electric consumer unit. Doorway opens to:

SITTING ROOM

15'10" (4.83m) x 11'10" (3.61m). A light and spacious room. Radiator. Telephone point. Television aerial point. Stairs rising to first floor. Understair storage cupboard. uPVC double glazed window to front aspect with outlook over neighbouring green. Door leads to:

KITCHEN/DINING ROOM

11'10" (3.61m) x 8'10" (2.69m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring gas hob with filter/extractor hood over. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Upright storage cupboard. Radiator. Space for table and chairs. Laminate wood effect flooring. uPVC double glazed window to rear aspect. uPVC double glazed door provides access to:

CONSERVATORY

8'0" (2.44m) x 7'6" (2.29m). A single glazed conservatory with power and light. uPVC double glazed window and sliding door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Door to:

BEDROOM 1

11'10" (3.61m) x 8'10" (2.69m). Radiator. uPVC double glazed window to rear aspect with fine outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

BEDROOM 2

11'10" (3.61m) x 7'6" (2.29m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring green.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with electric shower unit over and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Radiator. Deep storage cupboard housing boiler serving central heating and hot water supply. obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of open plan lawn with dividing pathway leading to front door. To the rear of the property is a raised paved patio with water tap. Dividing steps lead down to an area of garden laid to artificial turf for ease of maintenance. Timber shed. Enclosed to all sides. Rear gate provides pedestrian access to two allocated parking spaces.

TENURE

Freehold

COUNCIL TAX

Band C

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit into Alphington Street which connects to Alphington Road. Continue to the very end and bear left by Sainsbury's into Church Road and continue to the roundabout taking the 3rd exit again into Church Road which then connects to Chudleigh Road. By the church turn road into Ide Lane and continue down taking the left hand turning into Smithfield Road then 1st right into Ash Leigh and then 1st left into Hawthorn Way where 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.

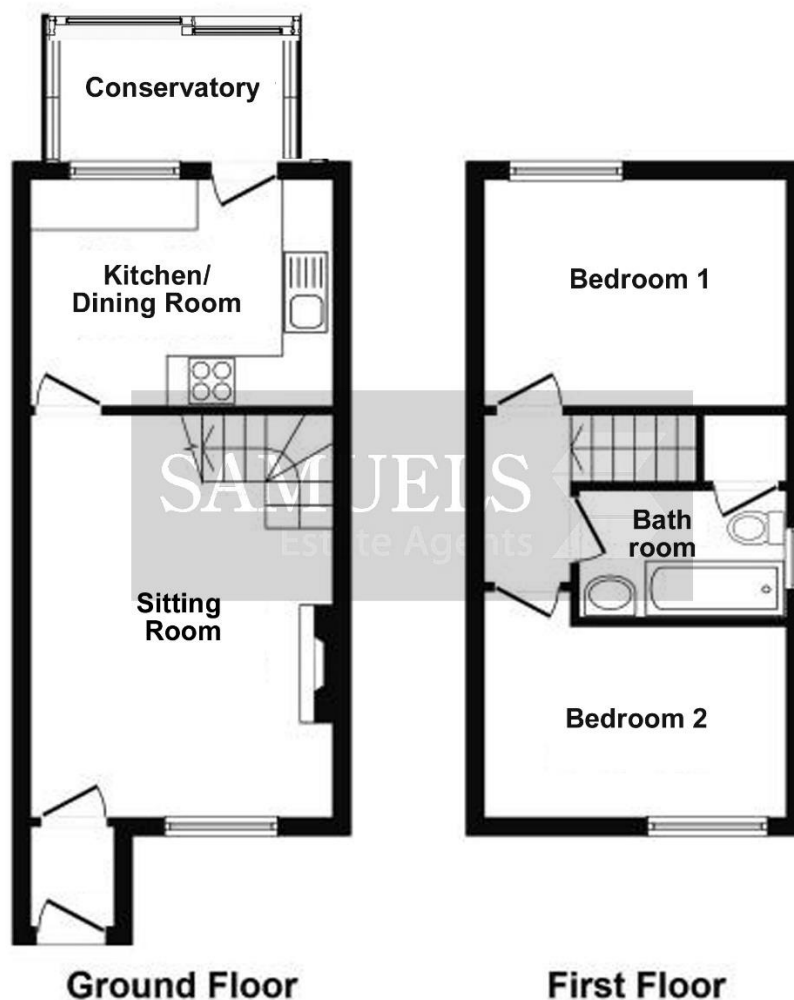
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0524/8642/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		