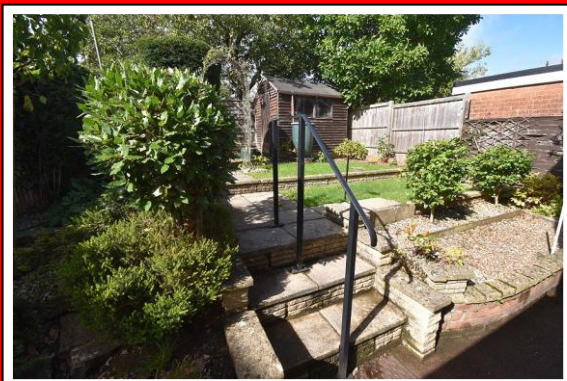




**55 ALDENS ROAD  
ALPHINGTON  
EXETER  
EX2 8UW**



**£280,000 FREEHOLD**



An opportunity to acquire a well maintained end terrace family home occupying a generous corner plot site whilst situated in a highly convenient position providing good access to local amenities, popular schools and bus service into Exeter city centre. Three bedrooms. First floor bathroom. Reception hall. Good size sitting room. Separate dining room. Kitchen. Side lobby incorporating cloakroom. Gas central heating. uPVC double glazing. Private driveway. Garage. Delightful enclosed rear garden. No chain. Viewing highly recommended.

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

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

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Understair storage cupboard. Cloak cupboard with hanging rail and storage cupboard over. Telephone point. Door to:

### **SITTING ROOM**

15'0" (4.57m) x 11'0" (3.35m). A well proportioned room. Radiator. Living flame effect gas fire, raised hearth and back boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From reception hall, door to:

### **KITCHEN**

8'6" (2.59m) x 7'10" (2.39m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for electric cooker. Plumbing and space for washing machine. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

### **DINING ROOM**

8'4" (2.54m) x 7'10" (2.39m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From kitchen, obscure glass panelled door leads to:

### **SIDE LOBBY**

Opening to:

### **CLOAKROOM**

Low level WC. Wash hand basin with tiled splashback. Obscure glazed door provides access to rear garden. Door provides access to garage.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Obscure uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

12'2" (3.71m) x 11'2" (3.40m) maximum reducing to 9'10" (3.0m). A light and spacious room. Radiator. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. uPVC double glazed window to front aspect with pleasant outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing ,door to:

### **BEDROOM 2**

11'2" (3.40m) maximum reducing to 10'0" (3.05m) x 10'10" (3.30m) maximum. Radiator. Range of built in bedroom furniture consisting of triple wardrobe, adjoining single wardrobe, dressing table with three drawer chest, fitted shelving and mirror. Range of base cupboards. Range of eye level cupboards. Additional fitted mirror. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing ,door to:

### **BEDROOM 3**

7'6" (2.29m) x 7'2" (2.18m). Radiator. uPVC double glazed window to front aspect.

From first floor landing ,door to:

### **BATHROOM**

A matching white suite comprising panelled bath with mixer tap and fitted electric shower unit over. Wash hand basin set in vanity unit with cupboard space beneath. WC. Tiled wall surround. Radiator incorporating heated towel rail. Electric bar heater. Range of medicine cabinets. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

The property benefits from a generous wide plot with great scope for extension works if desired (subject to the necessary consents). The property is approached via a pillared entrance with steps leading to the front door. Raised area of lawn with shrub beds stocked with a variety of maturing shrubs, plants and pear tree. An additional pillared entrance leads to a private driveway in turn providing access to:

### **GARAGE**

15'10" (4.83m) x 8'0" (2.44m). Power and light. Up and over door providing vehicle access. Gas meter. Water tap. Rear courtesy door provides access to rear lobby.

To the left side elevation of the property is a good size area of garden laid to decorative stone chippings for ease of maintenance. Shaped area of lawn again with bushes and trees. To the left side elevation of the garage is a pathway and gate in turn providing access to the rear garden consisting of a concrete patio and retaining walls with inset shrub beds. Dividing pathway leads to two level areas of lawn with side flower/shrub beds. To the top end of the garden is a paved patio and timber shed. The rear garden is enclosed to all sides.

### **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

Proceeding out of Exeter over Exe Bridge take the 1<sup>st</sup> exit left into Alphington Street which then connects to Alphington Road. Continue to the very end, by Sainsbury's, and bear left into Church Road continue along and at the mini roundabout proceed straight ahead again into Church Road/Chudleigh Road. Just before the church turn right into Ide Lane and continue down, passing the convenience store on the right hand side, and take the next left into Aldens Road the property in question will be found a short way along 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.

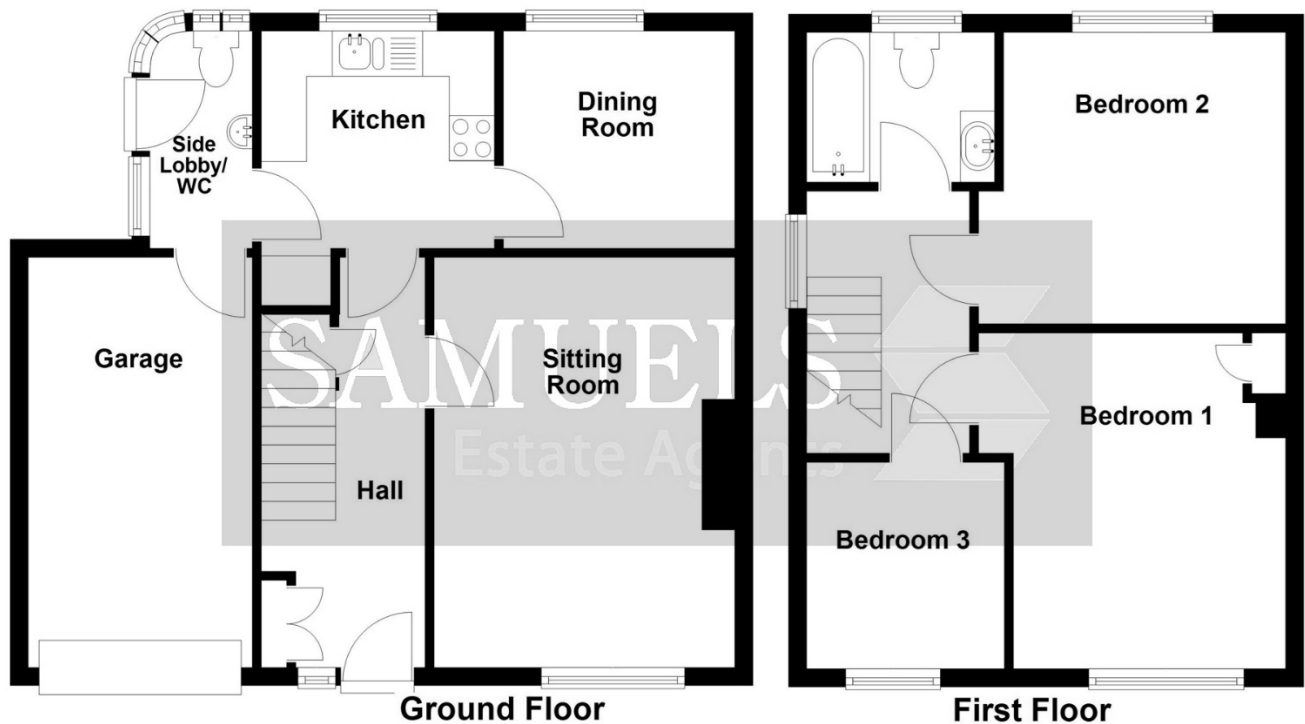
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### 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/0925/9038/AV**



**Ground Floor**

**First Floor**

Total area: approx. 89.1 sq. metres (959.4 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		