



£260,000 Offers Over

Willswdown Road, Exeter

Terraced House | 3 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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# Step Inside

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## Key Features

- Three Bedroom Mid Terraced Home
- Well Presented Throughout
- Modern Open Plan Kitchen/Diner
- Spacious Living Room
- Front and Rear Gardens
- Single Garage in Nearby Block
- Gas Central Heating and uPVC Double Glazing
- Popular Alphington Location
- Convenient Location within Easy Access to Local Amenities, the City Centre and Great Transport Links.
- Viewing Highly Recommended

## Property Description

\* THREE BEDROOMS \* MODERN KITCHEN / DINER \* SPACIOUS LIVING ROOM \* FRONT AND REAR GARDENS \* GARAGE \* GAS CENTRAL HEATING \* DOUBLE GLAZING \* POPULAR ALPHINGTON LOCATION \* CONVENIENT TO LOCAL AMENITIES, SCHOOLS AND MAJOR LINK ROADS \*

## Main Particulars

A great opportunity to acquire this lovely, well presented three bedroom mid-terraced property situated in the ever-popular and sought after location of Alphington. Viewing is highly recommended.

This lovely family home offers good sized living accommodation, comprising, entrance hall, modern open plan kitchen/diner overlooking the recently updated rear garden, good sized living room with neutral decor with an outlook onto a small green open space. To the first floor are two delightful double bedrooms and one single bedroom and a modern family bathroom

Externally, the front garden is mainly laid to lawn with a paved pathway to the entrance door, whilst the rear, south westerly facing garden is fully enclosed making this a safe space for children and pets. Partly laid to lawn and partly to a newly laid patio for easy maintenance. Also including a handy garden shed and gate access to the rear and a single garage within a block closeby.

The property further benefits from gas central heating and uPVC double glazing.

The property is ideally placed for local shops, amenities, supermarkets, doctors, schools, public transport and Marsh Barton. With excellent access for commuters to major link roads such as the M5, A38/A380, and A30. Exeter City Centre is also within easy reach with its wide variety of shops, restaurants, train stations and the university.

All dimensions are approximate.

Council Tax Band: C

Tenure: Freehold

## **Access**

Canopy entrance and courtesy light. uPVC partially obscure glazed front door, leading into...

## **Entrance Hall**

Laminate wood effect flooring. Wall mounted radiator. Stairs rising to first floor. Smoke alarm. Double doors opening into...:

## **Living Room** w: 3.45m x l: 4.67m (w: 11' 4" x l: 15' 4")

A spacious living room with laminate wood effect flooring. Fireplace with inset wood burning stove and wood mantel over. Deep understairs storage cupboard. Wall mounted radiator. Telephone and TV aerial points. Inset LED spotlights to ceiling. Two wall light points. uPVC double glazed window to front aspect. Door leading into....

## **Kitchen / Dining Room** w: 4.47m x l: 2.64m (w: 14' 8" x l: 8' 8")

A modern white kitchen fitted with a range of matching base, drawer and eye level units with marble effect roll edge work surfaces over and tiled splashback. Inset one and half bowl sink and single drainer with modern mixer tap. Fitted Bosch electric oven, four ring electric hob with extractor hood over. Integrated microwave oven, washing machine, fridge and separate freezer. High polished black tiled flooring. Plenty of space for table and chairs. Wall mounted radiator. Inset LED spotlights to ceiling. uPVC double glazed window and uPVC French doors providing access and outlook to rear garden.

## **First Floor Landing**

Loft access to insulated roof space which is boarded and has lighting and a pull down ladder providing excellent storage space. Also housing the boiler serving central heating and hot water supply. Smoke alarm.

## **Bedroom 1** w: 2.59m x l: 4.22m (w: 8' 6" x l: 13' 10")

uPVC double glazed window to front aspect. Matching light coloured carpet. Wall mounted radiator.

## **Bedroom 2** w: 2.59m x l: 3.15m (w: 8' 6" x l: 10' 4")

uPVC double glazed window to rear aspect with outlook over the rear garden. Matching light coloured carpet. Wall mounted radiator.

## **Bedroom 3** w: 1.78m x l: 2.13m (w: 5' 10" x l: 7' )

uPVC double glazed window to front aspect. Matching light coloured carpet. Wall mounted radiator. Deep built in cupboard/wardrobe with fitted shelving and hanging

rail.

(1.78m x 3.15m maximum into door recess reducing to 2.13m).

## **Bathroom**

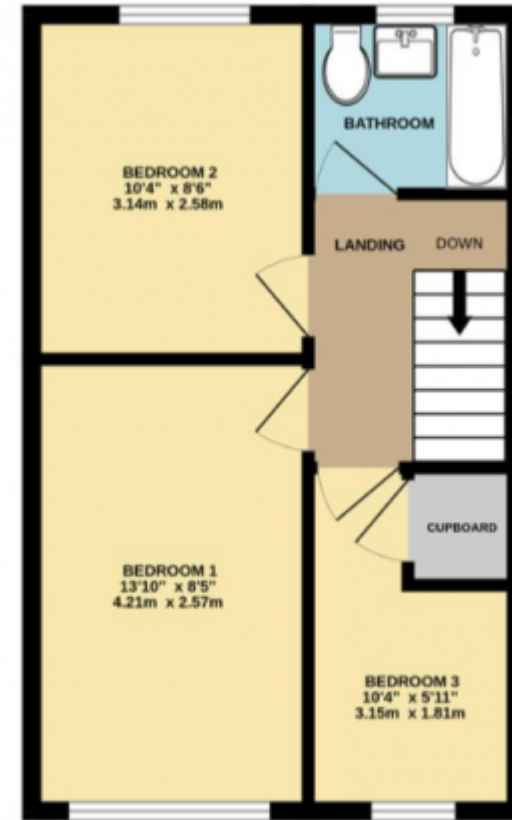
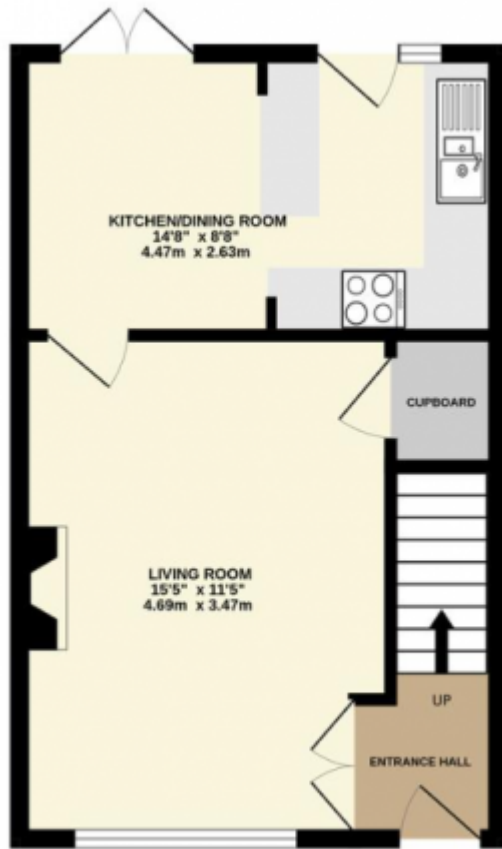
A modern matching white suite comprising panelled bath with modern style central mixer tap and fitted electric shower unit over. Wall mounted wash basin with modern style mixer tap. Low level W.C. Part tiled walls and tiled flooring. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

## **Outside**

To the front of the property is a neat area of grass lawn with surrounding shrub beds. A pathway leads to the front door with canopy over and a courtesy light. The rear garden is a particular feature of the property enjoying a southwesterly aspect whilst consisting of an attractive paved patio with outside light, external power point and water tap. A neat shaped area of lawn with dividing pathway leading to the lower end of the garden with timber shed which has lighting and electric sockets which currently houses a freezer and a tumble dryer. Beyond the shed is a rear gate providing pedestrian access. The property also benefits from a garage in a block close by.



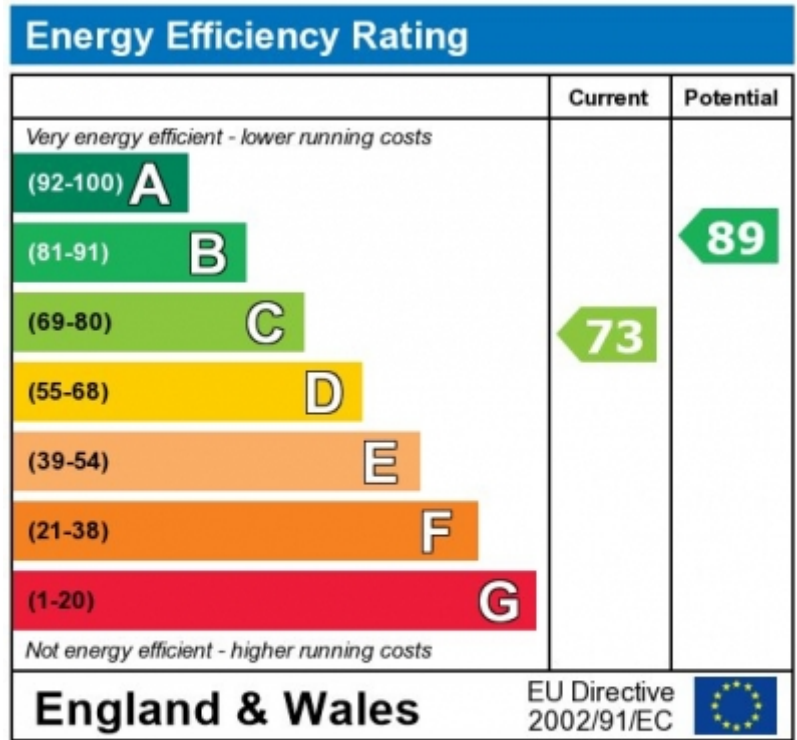




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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