



Located in the highly sought after village of Alphington on the south-west outskirts of Exeter, this three bedroom semi detached property offers light and spacious accommodation, and features; spacious living room with large bay window, dining room with archway through to a modern kitchen. On the first floor are three good sized bedrooms and a modern family bathroom. The property has a enclosed level rear garden and single garage located to the rear. The property is sold Chain Free.

**Willsdown Road**  
Alphington      £325,000

**West of** 



# Willstdown Road Alphington £325,000

Attractive semi detached house | Three good sized bedrooms | Light and spacious living room | Separate dining room with arch to kitchen | Modern fitted kitchen | Modern bathroom | Enclosed level rear garden | Single garage with light and power | Chain Free

## PROPERTY DETAILS:

### APPROACH

Covered entrance canopy. Part glazed Upvc front door to entrance lobby.

### ENTRANCE LOBBY

Small entrance lobby with stairs to first floor and doorway leading to the living room. Radiator. Telephone point.

### LIVING ROOM

15' 3" x 11' 5" (4.65m x 3.48m) (max) Light and spacious living room with large Upvc double glazed curved bay window to front aspect. Radiator. TV and telephone points. Door to understair storage cupboard. Sliding door to dining room.

### DINING ROOM

8' 6" x 7' 6" (2.59m x 2.29m) Upvc double glazed window to rear aspect with outlook over the garden. Radiator. Arch to kitchen.

### KITCHEN

8' 6" x 7' 3" (2.59m x 2.21m) Modern fitted kitchen with range of base and wall units in light grey finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral eye-level electric oven and gas hob with modern extractor hood over. Space and plumbing for washing machine and dishwasher. Upvc double glazed window to rear and Upvc fully glazed door to garden.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from the entrance lobby lead up to the first floor landing with Upvc double glazed window to side aspect. Hatch to loft space. Doors to bedrooms and bathroom.

#### BEDROOM 1

13' 8" x 8' 5" (4.17m x 2.57m) Light and spacious double bedroom with large Upvc double glazed window to front aspect. Radiator.

#### BEDROOM 2

10' 4" x 8' 5" (3.15m x 2.57m) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator.

#### BEDROOM 3

10' 3" x 5' 8" (3.12m x 1.73m) (max) Single sized bedroom with Upvc double glazed window to front aspect. Radiator. Door to over stair airing cupboard housing gas combi boiler.

#### BATHROOM

5' 8" x 5' 4" (1.73m x 1.63m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising: low level w.c., hand wash basin set in vanity unit with cupboard under, and bath with electric shower and glass shower screen. Part tiled walls and tiled floor. Chrome ladder style radiator. Extractor fan.

### OUTSIDE

#### FRONT

Open front garden area laid to lawn with path to front door and around to side access gate.

#### REAR GARDEN

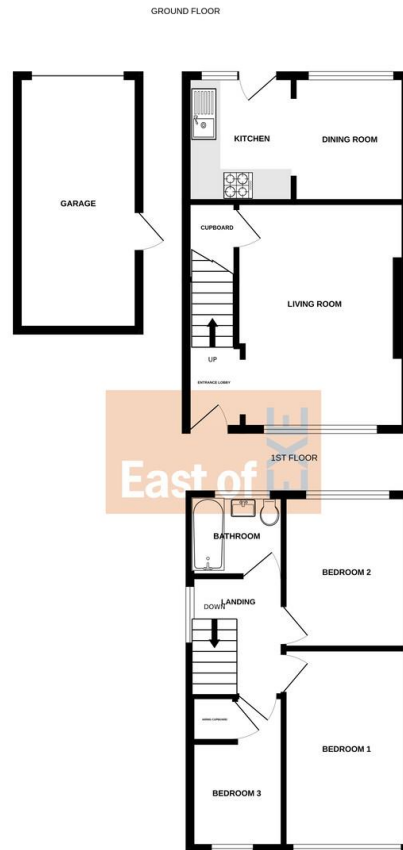
Enclosed level rear garden with paved patio area adjoining the rear of the property leading onto a lawned garden area edged with mature borders. Path leading to rear access gate.

#### GARAGE

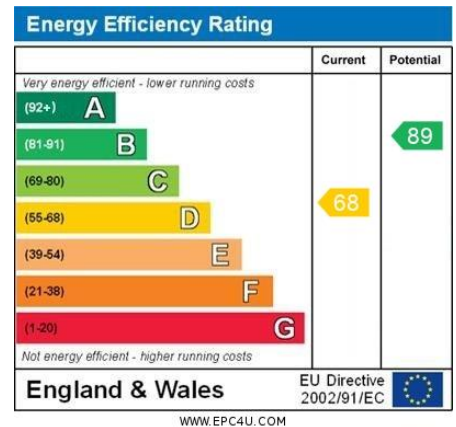
17' 1" x 8' 2" (5.21m x 2.49m) Up and over door to single garage located to the rear of the property and accessed by rear access road. Light and power. Part glazed pedestrian door to garden.

### AGENTS NOTES:

The property is Freehold.  
Council Tax Band: C - Exeter City Council



Measurements are approximate. Not to scale. Illustrative purposes only.  
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