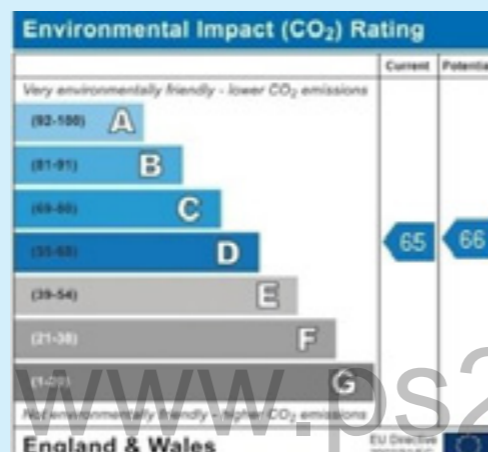
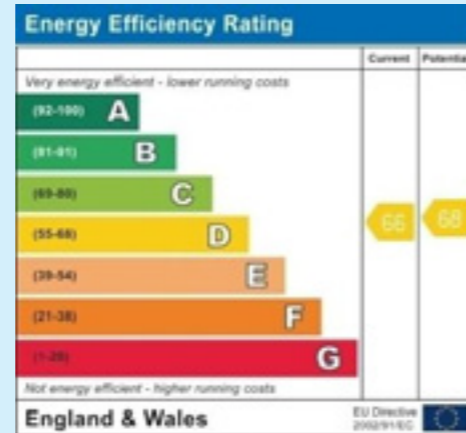


Rear Courtyard Garden

The rear low-maintenance courtyard garden is paved and benefits from an outside tap. There is also a garden shed and a door providing rear access to the garage.



These particulars are not to be regarded as part of a contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents or any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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£185,000

14 Alpha Street, Heavitree, Exeter, EX1 2SP

3 Double Bedrooms. Spacious Open-Plan Lounge Diner. Kitchen. Sash Windows. Courtyard Garden. Integral Garage

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3 Bed, Heavitree

Situated at the heart of Heavitree within walking distance of local schools, doctors' surgery and shops and a short distance from Exeter City Centre, this end of terrace house offers spacious accommodation on both the ground and first floor. In brief the property comprises an open-plan lounge and dining area with door accessing the rear courtyard garden, a kitchen, bathroom and three double bedrooms. This property also has the added benefit of an integral single garage providing off-road parking. Well maintained with a recently fitted combination boiler, this property also enjoys features such as high ceilings and wood sash windows. In order to fully appreciate the size and location of this property internal viewing is highly recommended.



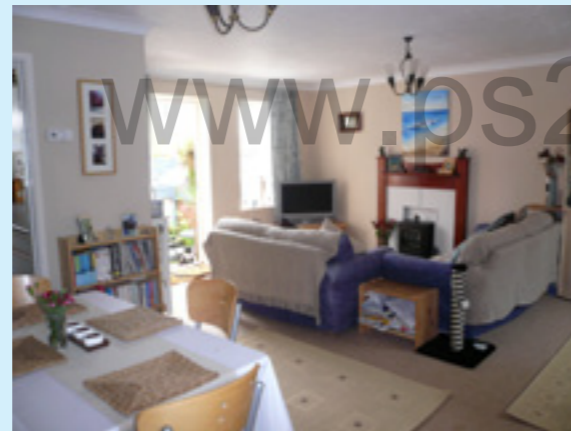
The Accommodation Comprises:

Entrance and Hallway

Front door provides access to the main reception area.

Open-Plan Lounge Diner

19' 1" x 16' 9" max (5.836m x 5.120m)
Spacious open-plan lounge diner with dual aspect sash windows to the front and rear and a wooden door providing access to the rear courtyard garden. This good sized reception area benefits from two gas central heating radiators, an electric feature fire with marble hearth and wood surround and TV and telephone points. There is plenty of space for a dining table and chairs. Doors access the under stair storage cupboards, a concertina style door provides access to the kitchen and stairs lead up to the first floor landing.



Kitchen

9' 7" x 7' 6" (2.927m x 2.295m)
The kitchen contains a matching range of fitted base and wall units with roll edge work tops. There is a stainless steel sink with drainer, gas and electric cooker points and space for a washing machine and fridge freezer. A window looks out upon the courtyard garden. There is also a recently installed wall mounted combination boiler, still under warranty, and a gas central heating radiator.



Stairs and Landing

The open tread stairs with wooden banister lead up to the first floor landing where there is a sash window to the rear aspect. Doors access the three bedrooms and bathroom and a ceiling hatch provides access to the partially boarded loft. There is also a gas central heating radiator.

Master Bedroom

13' 4" x 10' 8" max into alcove (4.072m x 3.255m)
This good sized double bedroom benefits from newly laid carpet, a telephone point and gas central heating radiator. The room also enjoys views of neighbouring parkland through a sash window to the front aspect.



Bathroom

8' 4" x 8' 3" + airing cupboard (2.550m x 2.533m)
Bathroom suite comprising a pedestal wash hand basin, low level WC and bath with shower screen, mains operated shower and tiled splash back. There is a door accessing the airing cupboard and a gas central heating radiator. An obscure window is to the rear aspect.

Bedroom 2

16' 9" x 8' 1" (5.127m x 2.475m)
Dual aspect double bedroom with sash windows to the front and rear. This room also benefits from a gas central heating radiator.



Bedroom 3

13' 3" x 8' 6" (4.054m x 2.616m)
The third double bedroom is currently in use as an office and benefits from broadband and telephone points. There is also a sash window to the front aspect and a gas central heating radiator.



Garage

This property benefits from an integral single garage with up and over door and power and lighting.