



naomi j ryan  
estate agents



Grade II Listed  
Cottage



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



No Parking -  
On Street Only



Rear Garden



Council Tax Band: C

£285,000 Freehold

Chapel Road,

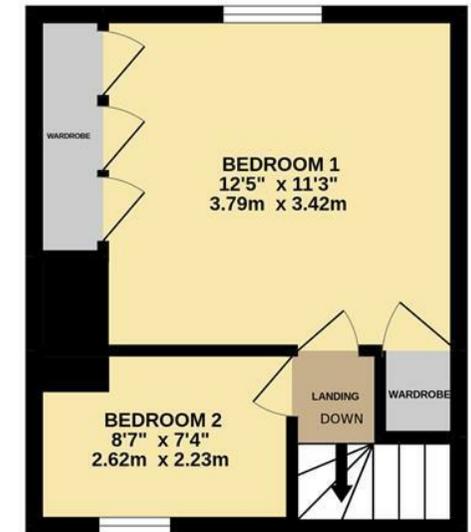
Alphington, Exeter, Devon, EX2 8TB

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SUMMARY

A charming 2/3 bedroom end of terrace thatched cottage situated in this popular and sought-after residential road in Alphington. Approached via a pedestrian walkway, Grade II listed, and retaining many original features, the property has a delightful rear garden offering a good degree of privacy and great scope for improvement by any prospective buyers with a keen interest in gardening. The cottage is being sold with no onward chain.

Alphington offers excellent access to a wide range of amenities including local store, doctors, pharmacy and church. Alphington Playing Field is a short walk from the property and keen walkers can pick up the Exeter Green Circle Walk - a twelve mile walk within the boundaries of the city. There is easy access to the major link roads surrounding the city including M5 motorway, A38/A380 and A30. Marsh Barton Railway Station (due to open winter 2022) will offer railway links on the Exeter to Newton Abbot line.

The cottage offers flexible accommodation with the option of using the spacious dining room as a third bedroom, offering direct access to the rear garden on the ground floor. The accommodation comprises a dual aspect kitchen/breakfast room with windows overlooking the rear garden, ground floor shower room, separate ground floor cloakroom, dual aspect living room with exposed ceiling beams and fireplace. To the first floor are two bedrooms, the larger of the two having built in wardrobes and a delightful outlook over the rear garden towards St Michael's and All Angels church in the distance.

The gardens are a real feature of the cottage and comprise a variety of mature shrubs and plants with lawned areas.

Viewing is highly recommended of this beautiful cottage and a 360 Virtual Tour is available to view online.

### AGENTS NOTE

Please note that there is no allocated parking with this property and the property is approached via a pedestrian walkway.

### NO ONWARD CHAIN

The property is being sold with no onward chain.

### VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

### 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

### REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



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## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN EXETER

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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