



naomi j ryan
estate agents



Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage &
Private Driveway



Generous Gardens



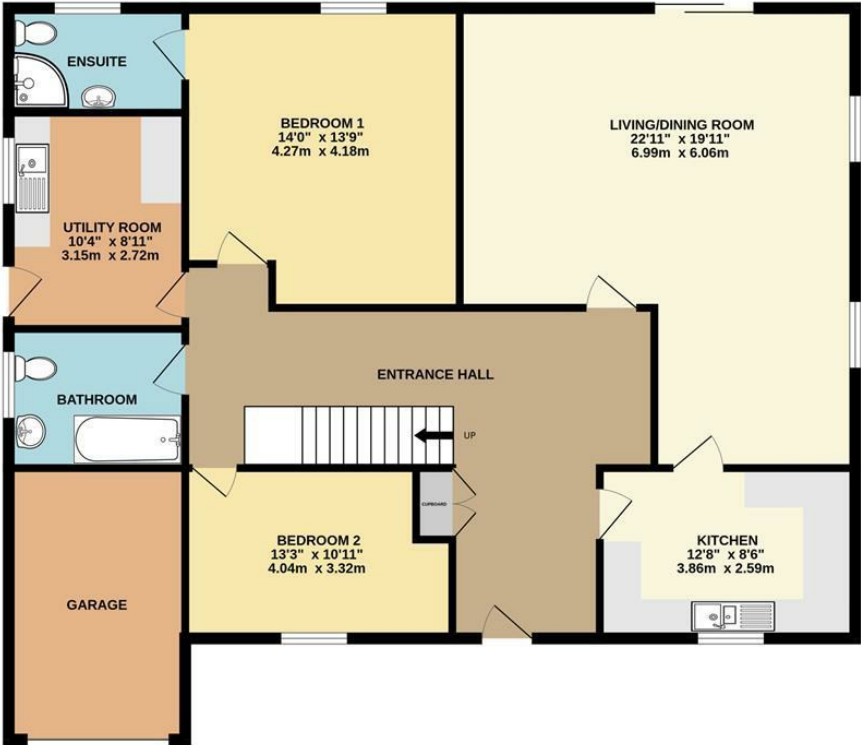
Council Tax Band: F

Guide: £525,000 Freehold

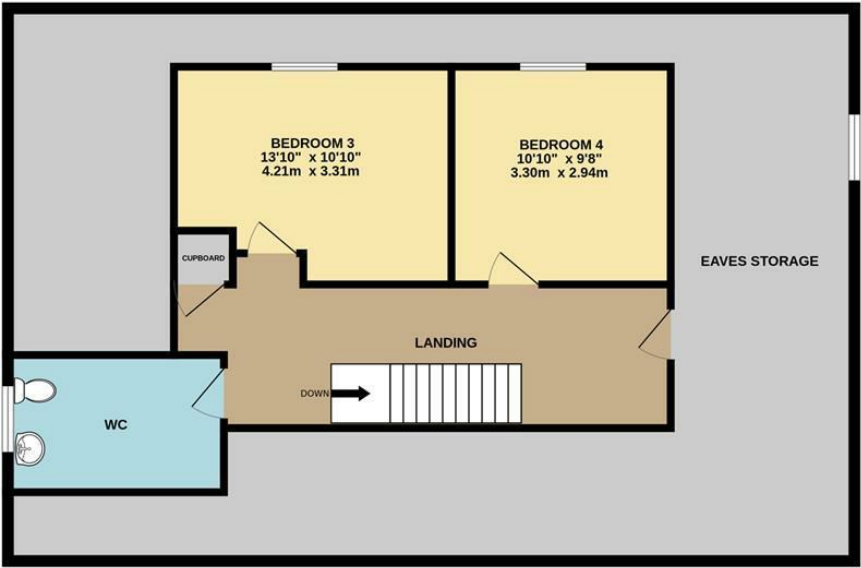
23 Shillingford Road,
Alphington, Exeter, EX2 8UB

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 superb four-bedroom detached chalet bungalow situated in the sought-after residential area of Alphington, being sold with no onward chain. Alphington offers excellent access to a wide range of amenities, including local stores, doctors, pharmacy, and church. There is easy access to the major link roads surrounding the city, including the M5 motorway, A38/A380 and A30.

The property is well-presented throughout and features well-proportioned rooms, with accommodation comprising a spacious entrance hall, a dual-aspect and L-shaped living/dining room, a modern fitted kitchen, a separate utility room, two ground-floor bedrooms (one with an en-suite), and a ground-floor bathroom. On the first floor are two further bedrooms and a first-floor WC. There is access to the eaves storage space, offering excellent potential for future development (subject to any planning or permissions required).

The property sits on a generous plot with gardens to the front and rear. The rear garden is well-maintained and laid to lawn with borders planted with a variety of mature shrubs and plants. A paved patio area provides a delightful seating area. There is an area to the side with useful storage space and a gated access to the front of the property. To the front is a single garage with a sweeping driveway, providing off-road parking for several vehicles. There are two further areas of garden with mature trees.

Early internal viewing is highly recommended for this superb property.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

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.



