



17 Lichgate Road Alphington, Exeter, EX2 8FJ

An exciting opportunity to acquire this modernised and well appointed 2 bedroom end of terrace house in sought after village location with enclosed garden, off road parking for three vehicles and a garage. The property comes with the home comforts of gas central heating and uPVC double glazing. A perfect opportunity for those seeking their first home or retirement property with extra off road parking for the work van or motor home!

This area of Alphington enjoys easy access to main transport links and Marsh Barton Trading Estate.

Strong interest anticipated and early viewings recommended.

Guide Price £259,500

17 Lichgate Road

Alphington, Exeter, EX2 8FJ



- Extra Parking a Big Attraction!
- Kitchen/Diner
- Gas Central Heating
- Off Road Parking for 3 Vehicles
- Entrance Lobby
- 2 Double Bedrooms
- uPVC Double Glazing
- Lounge
- Superb Bathroom
- Garden & Garage

Entrance Vestibule

Garage

Lounge

18'0" x 8'2" (5.50m x 2.51m)

13'8" x 12'5" (4.18m x 3.81m)

Garden

Kitchen/Diner

12'6" x 9'6" (3.82m x 2.91m)

Landing

Bedroom 1

12'5" x 10'7" (3.81m x 3.25m)

Bedroom 2

10'2" x 6'7" (3.11m x 2.01m)

Bathroom

10'2" x 6'7" (3.11m x 2.01m)

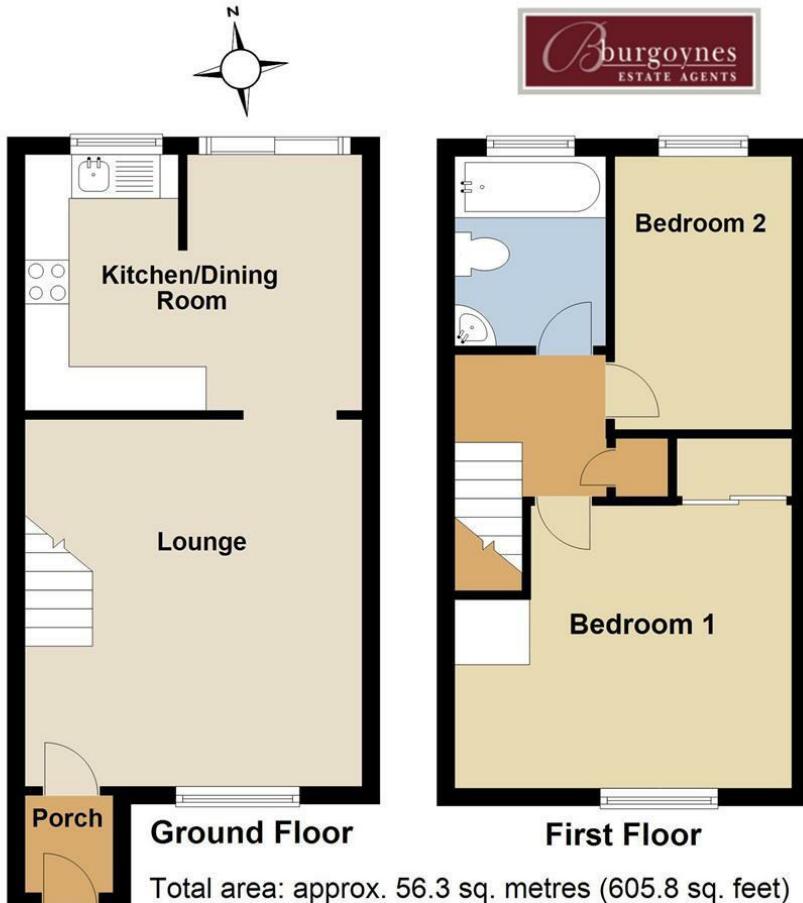
Outside



Directions



Floor Plan



Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

17 Lichfield Road, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	89
(81-91) B	73
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	