



19 Alpha Street

Heavitree, Exeter, EX1 2SP

A well maintained double fronted mid-terrace house with 2 double bedrooms, 2 reception rooms, first floor bathroom and a utility room which adjoins the kitchen, is currently accessed from the courtyard and may offer potential to be linked with the kitchen. The property is situated in a favoured location close to Heavitree Pleasure Park, local shops, amenities, health centre and regular bus route to from the city centre. Ideal for first time buyers or those seeking a well placed investment property for the rental market within easy walking distance of hospitals and the city centre. Heavitree Pleasure Park and Hamlin Lane Playing Fields provide a wide range of recreational activities and Heavitree Park now hosts a very popular community hub venue with café.

Guide Price £250,000

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- NO ONWARD CHAIN
- Dining Room
- Bathroom (first floor)
- On Street Residents' Permit Parking
- Entrance Vestibule & Hall
- Kitchen
- Gas Central Heating & uPVC Double Glazing
- Lounge
- Utility/Store Room
- Enclosed Rear Courtyard

Entrance Vestibule

Bedroom 2

Entrance Hall

10'9" x 9'1" (3.29m x 2.79m)

Lounge

Bathroom

12'10" x 9'8" (3.92m x 2.95m)

7'5" x 7'3" (2.28m x 2.21m)

Dining Room

10'7" x 8'11" (3.24m x 2.72m)

Kitchen

9'4" x 7'7" (2.86m x 2.32m)

Utility/Store Room

9'1" x 6'0" (2.77m x 1.83m)

On the First Floor

Landing

Bedroom 1

12'10" x 11'6" (3.92m x 3.53m)



Directions



Floor Plan



Ground Floor



First Floor

Total area: approx. 72.3 sq. metres (777.9 sq. feet)

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.

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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	
(81-91) B	
(69-80) C	
(55-68) D	66
(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	