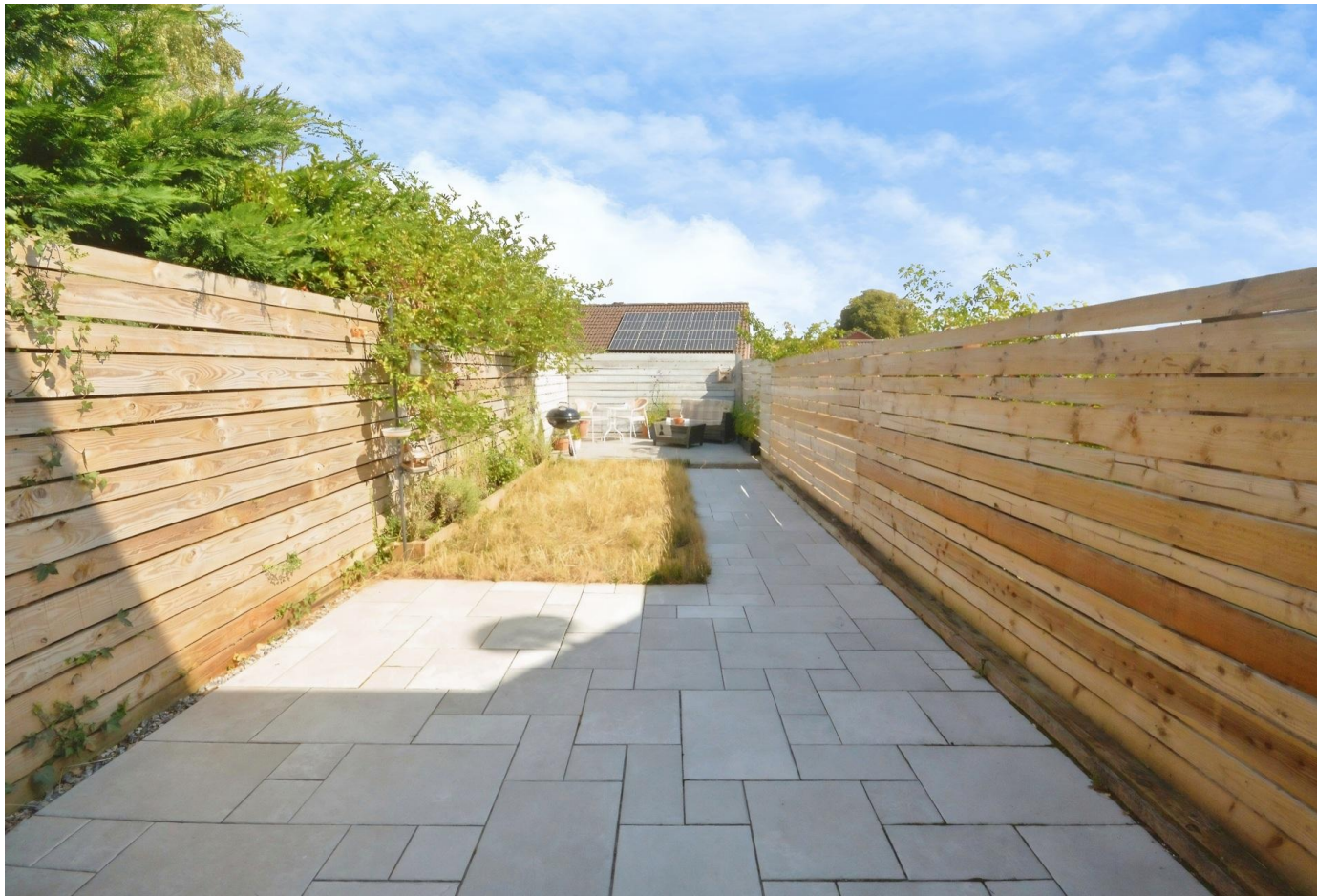




Chantry Meadow
Exeter, Devon, EX2 8FF
Asking Price £260,000





Description

Located in the highly sought-after area of Alphington, close to a range of local amenities, this well-presented two-bedroom home offers spacious and light-filled accommodation throughout. The property has been carefully maintained by the current owners and benefits from a private rear garden and allocated parking.

The ground floor offers a bright and inviting open-plan living space overlooking the rear garden, providing an ideal setting for both entertaining and everyday relaxation. A stylish, modern kitchen is positioned separately and features an induction hob, completing the well-appointed ground floor accommodation.

To the first floor are two generous double bedrooms, alongside a three-piece bathroom suite.

Externally, the property enjoys a private rear garden, featuring both patio and lawn areas, creating a pleasant outdoor space. The property also benefits from one allocated parking space.

Location

Alphington, just 1.5 miles from Exeter's centre, is a sought-after suburb with great access to the A30, A38, and M5, ideal for commuters and families. It keeps a village feel with a strong community, popular primary school, and sports teams like the Alphas football and cricket clubs. Amenities include a shop, post office, supermarket, health centre, pharmacy, St Michael and All Angels Church, and the much-loved New Inn pub.



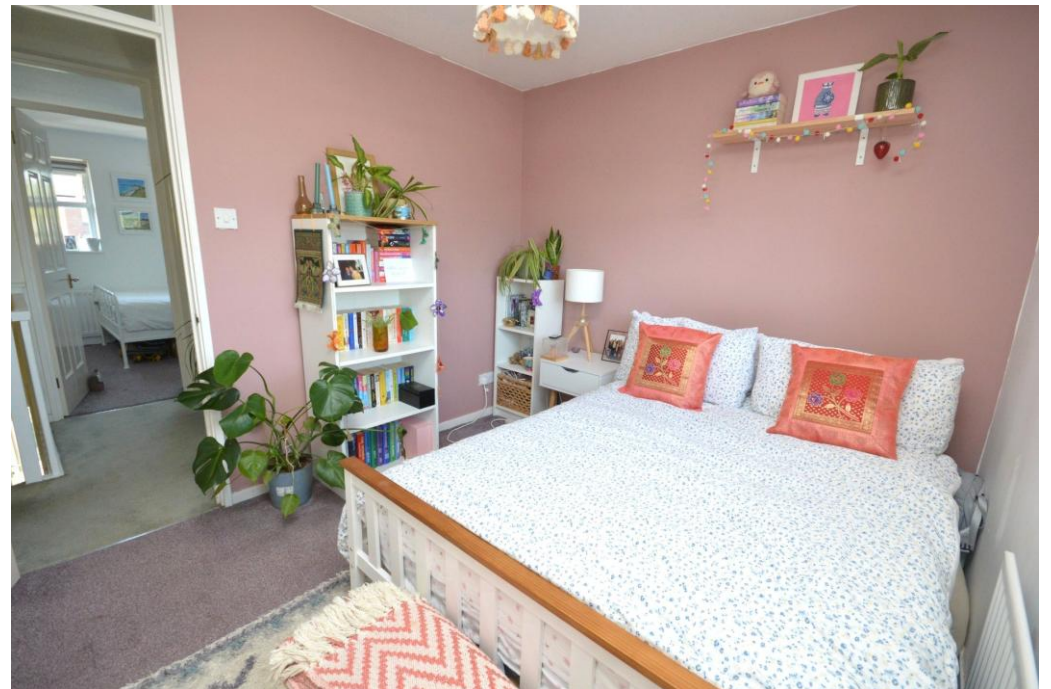


Directions

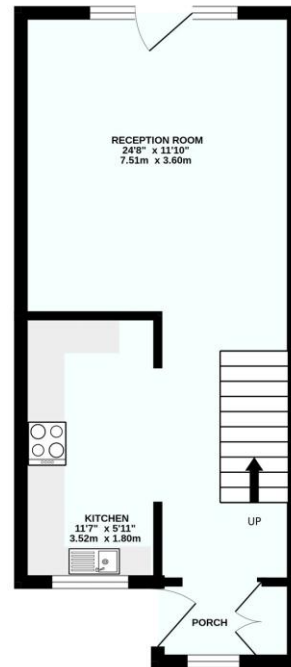
WHAT3WORDS: <https://what3words.com/chest.nuns.nights>

Material Information

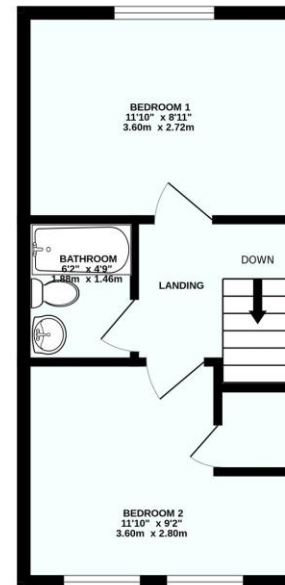
- EPC Rating: C
- Tenure: Freehold
- Local Authority: Exeter City Council
- Council Tax Band: C
- Rights and Restrictions: TBC
- Mains: - Water, drainage. electric, gas
- Heating: Gas Central Heating
- Parking: Allocated Parking



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq.ft. (56.0 sq.m.) approx.
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Property Fact Sheet Ref:

CSD263930.1 (24.08.2026) SS

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IMPORTANT PLEASE READ: These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys E. A are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge to the buyer(s) for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.