



**Turner Locker**  
Commercial Property Consultants

**EXETER**

**WYLIE HOUSE  
ALPHINGTON STREET  
EX2 8AT**



**FOR SALE FREEHOLD**

## LOCATION & DESCRIPTION

Wylie House is a traditional spacious terraced house, built with brick elevations and front bay windows under a slate roof. It offers generous accommodation with gas fire central heating, which comprises two rooms, large dining kitchen and bathroom on the ground floor, with 3 bedrooms, a boxroom and 2<sup>nd</sup> bathroom upstairs. It has a good sized walled rear garden. The house has been owned by a housing association, to provide affordable accommodation and consequently a fire system is fitted (not tested) with break glass alarm and smoke detectors. The property is now offered for sale freehold, and whilst now in need of updating and refurbishment could make a letting investment or family home.

The House stands in Alphington Street, not far from the junction with Haven Road and the Exebridge Shopping Centre, adjacent to the Exe Bridges. All the shopping facilities of Cowick Street are nearby, with easy access to the river and canal & Quay areas.

## ACCOMMODATION WITH APPROXIMATE MEASUREMENTS

### GROUND FLOOR.

Front door to entrance lobby. Inner door to hallway, with radiator.

Room 1: 3.54m x 3.9m + bay window to front, radiator, basin.

Room 2: 3.33m x 4.029m radiator, basin, rear aspect.

Dining room / Kitchen; 7.85m x 3.49m. Fitted range of units cupboards & draws. Some appliances (not checked). Gas boiler for hot water and central heating, Airing cupboard, understair cupboard and side door to garden.

Door to; rear lobby – door to garden.

Ground floor bathroom, with bath , basin and toilet.

### FIRST FLOOR

Spacious landing;

Door to;

Box Room 2.5m x 1.9m –no window.

Bedroom ; approx 3.54m x 3.9m Bay window to front, radiator, basin.

Bedroom ; 3.21m x 3.94m radiator, basin, rear aspect.

Off rear landing:

Bathroom; panelled bath, basin & toilet.

Bedroom: with radiator, basin, rear aspect.

Net internal area approx; 96sqm, excluding bathrooms, corridors and stairwells.

Outside; small front garden and at the rear a level walled garden approx 17m x 5.3m av.

## TERMS;

The property is offered for sale freehold – offers in excess of £200,000

Wylie House, Alphington Street, Exeter, EX2 8AT

**Council Tax; Band D**

## VIEWING

By Appointment with Turner Locker

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