



21 Kent Close

Wonford, Exeter, EX2 5DH

A spacious 3 bedroom mid-terraced house in favoured cul-de-sac location within easy walking distance of local amenities, Lidl supermarket, Ludwell Valley Park, regular bus route, RD&E Hospital, Heavitree shops and pleasure park. The property is offered in dated condition and requires significant investment to modernise and refurbish. An exciting project opportunity for first time buyers or landlord investors seeking a well placed property for the rental market.

A level, well enclosed rear garden is laid to lawn and there is on street parking in the cul-de-sac. Some neighbouring home owners have converted their front gardens into off road parking and this may be possible subject to obtaining the necessary P.P.

Guide Price £240,000

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- NO ONWARD CHAIN
- Kitchen
- Bathroom
- On Street Parking
- Entrance Hall
- Utility Room/Lobby
- uPVC Double Glazing
- Lounge/Diner
- 3 Generous Bedrooms
- Front & Rear Gardens

Entrance Hall

Separate WC

Lounge/Diner

20'10" x 10'7" (6.37m x 3.24m)

Outside

Location Information - See online

Kitchen

9'8" x 9'2" (2.95m x 2.81m)

Utility/Lobby

10'7" x 6'0" maximum (3.24m x 1.83m maximum)

Bedroom 1

10'9" x 10'8" (3.30m x 3.27m)

Bedroom 2

12'5" x 9'9" (3.81m x 2.99m)

Bedroom 3

10'7" x 6'2" (3.25m x 1.88m)

Bathroom

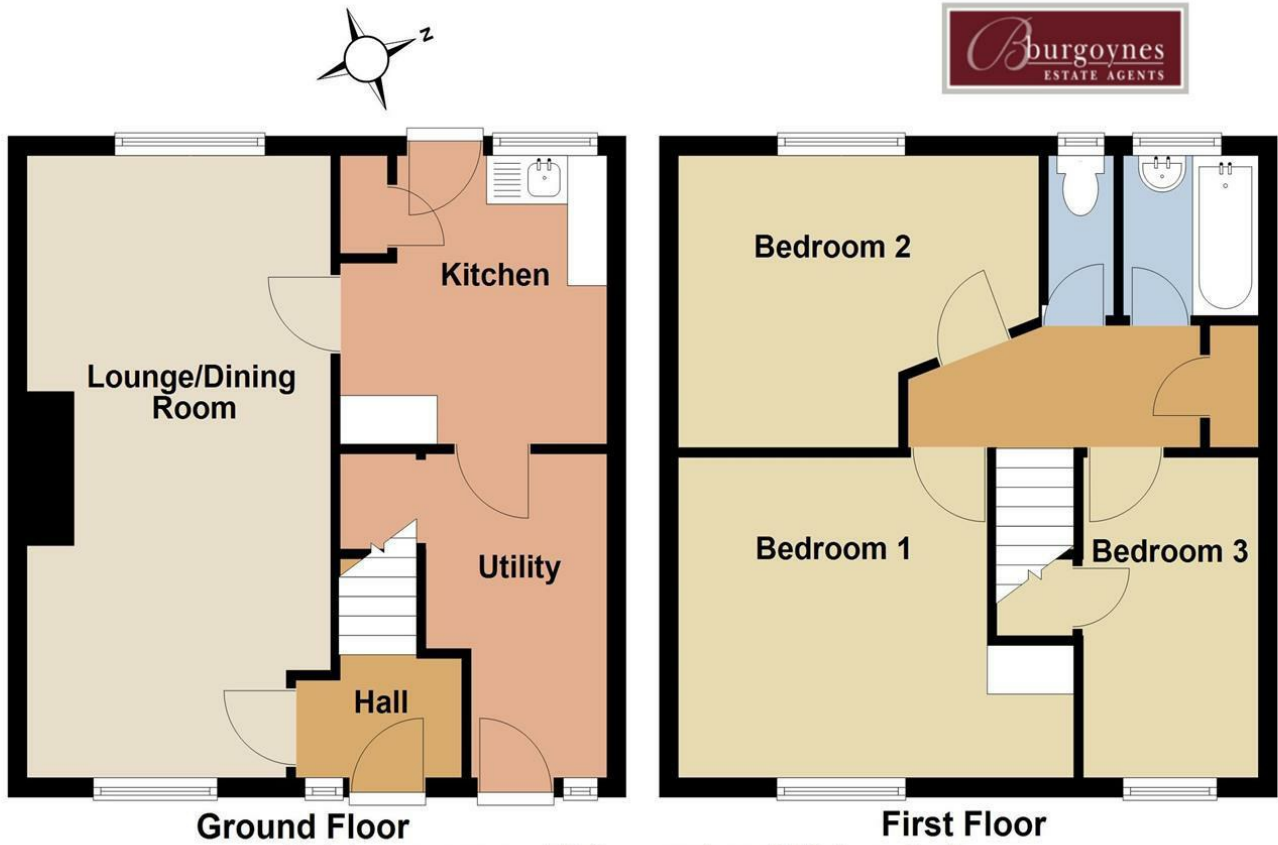


Directions





Floor Plan



Total area: approx. 78.9 sq. metres (849.3 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		88
(81-91) B		
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
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England & Wales EU Directive 2002/91/EC		