

## Flat 2 Wynford Road Stoke Hill, Exeter, EX4 7ER

An exciting opportunity to acquire this spacious 1 bedroom ground floor flat in the popular residential area of Stoke Hill within walking distance of the city centre, Morrisons superstore and Exeter University. The flat is offered in well maintained condition and will appeal in particular to first time buyers and those seeking a well placed property for the rental market. The accommodation consists of a spacious lounge with pleasant outlook across the communal grounds, a sizeable kitchen/breakfast room, double bedroom and bathroom with shower over bath area. A large walk-in storage cupboard contains the domestic utility meters. The property benefits from the home comforts of gas central heating and uPVC double glazing and there is unrestricted 'on street' parking directly outside without the need for a parking permit.

Strong interest anticipated and early viewings recommended.

**Guide Price £139,500**

# Flat 2 Wynford Road

Stoke Hill, Exeter, EX4 7ER



- NO ONWARD CHAIN
- Kitchen/Breakfast Room
- Bathroom
- Unrestricted 'On Street 'Parking
- Communal Entrance Hall
- Lounge/Diner
- Gas Central Heating & uPVC Double Glazing
- Private Entrance Hall
- Double Bedroom (with built-in wardrobes)
- Communal Grounds

## Entrance Hall

## Lounge/Diner

13'8" x 11'8" (4.19m x 3.57m)

## Kitchen/Breakfast Room

11'7" x 9'1" (3.55m x 2.77m)

## Bedroom

13'9" x 8'6" (4.20m x 2.61m)

## Bathroom

6'10" x 5'6" (2.10m x 1.69m)

## Communal Grounds

## Lease Information

## Service Charge

## Ground Rent

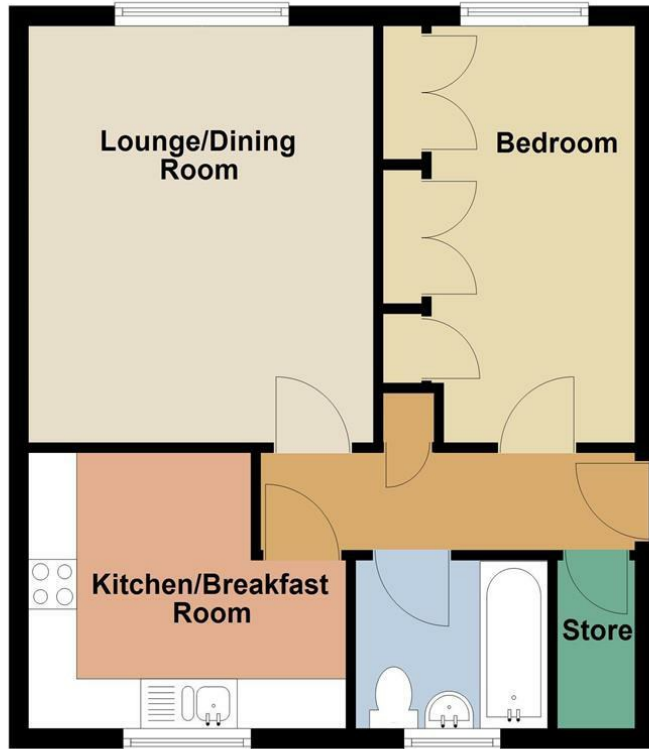


[Directions](#)





# Floor Plan



Total area: approx. 44.3 sq. metres (477.2 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.

## Flat 2, Wynford Road, Exeter

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