

## 10a Wynford Road Exeter, EX4 7ES

An exciting opportunity to acquire this modernised and spacious 1 bedroom first floor flat in the popular residential area of Stoke Hill within walking distance of the local primary school, 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 property is also just a short distance from Mincinglake Valley Park which will add further appeal to keen walking enthusiasts/dog owners. The accommodation consists of a spacious lounge with far reaching views, a well appointed kitchen/breakfast room, double bedroom and bathroom with shower over bath area. Due to the position of this particular flat, the kitchen window affords a picturesque view to distant hillside. A large walk-in storage cupboard containing the domestic utility meters and a double sized storage/wardrobe are accessed off the hallway. 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.

**Asking Price £134,950**

# 10a Wynford Road

Exeter, EX4 7ES



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

Communal Entrance Hall

Private Entrance Hall

Lounge/Dining Room  
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 - £765.80 P.A.

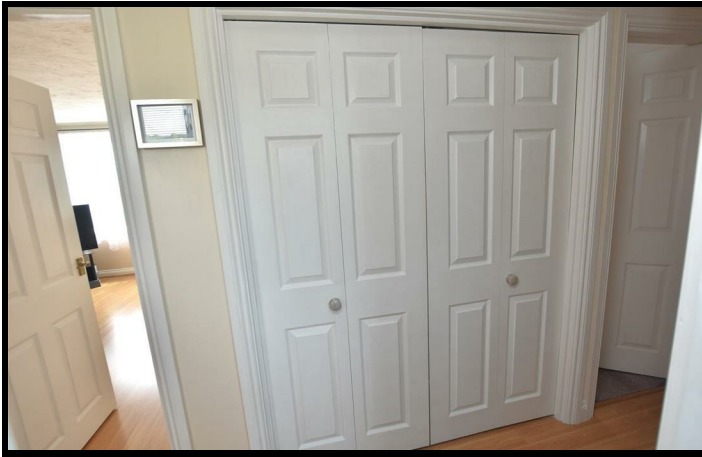
Ground Rent - £10 P.A.



Directions







Floor Plan



Total area: approx. 49.5 sq. metres (532.8 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.

10A Wynford Road, Exeter

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