





Property Description

This charming three-bedroom semi-detached house located in Wonford, Exeter, presents an excellent opportunity for those looking to create their dream home. The property features a spacious driveway and a garage, providing ample off-road parking and additional storage options. While the house is in need of renovation works, it offers a solid foundation for transformation, allowing you to change the interiors to suit your style. The layout includes three well-proportioned bedrooms, ideal for families or those seeking extra space. Notably, this property is being sold with no onward chain, making it a convenient choice for buyers looking to move quickly. With its prime location and potential for modern updates, this semi-detached house is a must-see for anyone looking to invest in a property with great potential in Exeter.

Disclaimers

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

Entrance Porch

Two double glazed front aspect windows, double glazed obscured side aspect door, door to front, wall and base units.

Entrance Hall

Front aspect window, wall mounted radiator.

Downstairs WC

Rear aspect window, low level toilet.

Living Room

19' 9" x 12' 7" (6.02m x 3.84m)
Double glazed rear aspect French doors, double glazed obscured side aspect window, gas fire, wall and base units, gas fire.

Dining Room

7' x 10' 4" (2.13m x 3.15m)
Rear aspect door and window, double glazed side aspect French doors.

Kitchen/ Diner

18' 8" x 10' 8" (5.69m x 3.25m)
Rear, front and side aspect window, wall mounted radiator, pantry, wall and base units, work surfaces, stainless steel sink unit, electric oven, gas hob with extractor over, tiled floor.

Utility Room

11' 5" x 7' 7" (3.48m x 2.31m)
Front aspect window, plumbing for washing machine, wall and base units, work surfaces, large cupboard, wall mounted radiator.

Landing

Double glazed front aspect window, loft access.

Bedroom 1

10' 8" x 12' 6" (3.25m x 3.81m)
Double glazed rear aspect window, built-in wardrobe, vinyl flooring, wall mounted radiator.

Bedroom 2

10' 7" x 10' 4" (3.23m x 3.15m)
Double glazed rear and side aspect window, built-in wardrobe, vinyl flooring, wall mounted radiator.

Bedroom 3

9' 2" x 7' 7" (2.79m x 2.31m)
Double glazed front aspect window, wall mounted radiator.

Bathroom

7' 5" x 7' 2" (2.26m x 2.18m)
Double glazed obscured side aspect window, bath with mains shower over, tiled surround, low level toilet, wash hand basin, cupboard, vinyl flooring, wall mounted radiator.

Outside

Garden with lawned areas, enclosed by walls.

Garage

9' 2" x 11' 8" (2.79m x 3.56m)
Two side aspect windows, rear aspect window, door to front, boiler.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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