



Wonford Street

Exeter, EX2 5DR

Asking Price £174,950



Are you looking for an investment or potentially a first time purchase within walking distance of the hospital, if so look no further this neutrally decorated 2 bedroomed property could seriously be ticking your boxes, it is not only close to the hospital but also within close proximity to Heavitree shops, the property comprises of 2 good sized bedrooms, kitchen, family bathroom and lounge diner, there is off road parking and a garage. Don't miss out on what might be the perfect property for you.....



Front aspect

Steps to the front door of the property from the communal court yard.

Kitchen 7'4" x 7'3" (2.24m x 2.22m)

Window to the front aspect, high and low level cupboards, roll top work surfaces, built in cooker, oven and extractor, space for a washing machine, space for a fridge freezer, 1 bowl sink and drainer.

Lounge/ diner 14'9" x 9'8" (4.52m x 2.95m)

Window to the rear aspect, electric radiator.

Master bedroom 11'10" x 8'10" (3.62m x 2.71m)

Window to the rear aspect, electric radiator.

Bedroom two 8'2" x 7'4" (2.51m x 2.26m)

Window to the front aspect, electric radiator.

Bathroom 4'8" x 5'10" (1.44m x 1.79m)

Partially obscured window to the side aspect, bath with shower over, low level WC, hand basin.

Rear aspect

Off road parking and access to the garage, steps and a pathway leading you to the front of the property.

Material Information - Exeter S

Tenure Type; Lease

Leasehold Years remaining on lease; 99

Leasehold Annual Service Charge Amount £64 PCM

Leasehold Ground Rent Amount, Uplift %, Rent Review Period; Nil

Council Tax Banding; A

- Close to the hospital
- Off road parking
- Close to local amenities
- Good transport links
- Wonderful first time purchase or investment
- Garage
- Neutral throughout
- Modern kitchen and bathroom



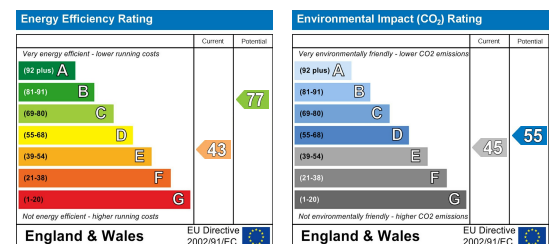
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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