

2 Wynards, Magdalen Street, St Leonards Exeter, EX2 4HX



Wynards is a unique development of converted, Grade II* listed cottages dating back to 1462, primarily constructed from local Heavitree stone. The properties are set around a spacious cobbled courtyard with a well house, featuring period joinery, stone masonry, original timber doors, and mullion windows. The conversion was carried out by a local company, maintaining the period character with features like hand-built interior doors, antique chrome light switches, and period-style skirtings. In recent years the property has been tastefully upgraded whilst retaining many of the original features. Positioned in one of the most sought after areas of St. Leonards, perfectly located in the centre of Exeter. Internally the property enjoys open plan lounge leading to a spacious kitchen, two double bedrooms and bathroom. Communal gardens. Offered for sale with no onward chain. The property is EPC exempt.

Offers in the Region £275,000 Freehold DCX02567

2 Wynards, Magdalen Street, St Leonards, Exeter, EX2 4HX

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.



THE ACCOMMODATION COMPRISES:

Lounge 22' 6" x 14' 11" (6.863m x 4.551m)

Accessed via solid wood front door. Cupboard housing the electric boiler and hot water cylinder. With front aspect Leaded light window with view of the courtyard. Stripped wooden flooring, wall lights, two radiators, telephone point and television point. Turning staircase to first floor landing and understairs storage cupboard. Telephone intercom system. Double doors lead to kitchen/ dining room.



Kitchen/Dining Room 14' 5" x 8' 11" (4.391m x 2.726m)

Front aspect leaded light window with view of the courtyard. Beautifully fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces, part tiled walls. Integrated double oven and hob with extractor fan above. Integrated washing machine, fridge and freezer. Stripped wooden flooring, wall lights, television point, thermostat control point and radiator.



First Floor Landing

Twin rear aspect Velux windows. Doors to bedroom one, bedroom two and bathroom.

Bedroom One 15' 8" x 14' 9" (4.784m x 4.508m)

Front and rear aspect Velux windows. Front aspect leaded light window with view over the courtyard. Fitted wardrobes with hanging space and shelving. Telephone point, exposed beam ceiling and two radiators.



Bedroom Two 16' 11" x 9' 1" (5.149m x 2.765m)

Front aspect leaded light window with view over the courtyard. Rear aspect Velux window. Exposed wooden beams, telephone point, television point and radiator.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Bathroom

Front aspect Velux window and front aspect leaded light window. Three piece white suite comprising panel enclosed bath with handheld shower above, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, heated towel rail, stripped wooden flooring, shaver point and extractor fan.



Communal Areas

Including the main entrance door, are maintained by the management company (called Line Green Ltd). Each owner pays £30 per month into the maintenance fund, which is run by one of the owners

Extra Information

We are informed that a parking space could be available to purchase by a separate arrangement.

