

## 84b East Wonford Hill, Exeter, EX1 3DD



A spacious two bedroom top floor apartment situated in a convenient location within close proximity to the RD&E and easy access in and out of the City. With accommodation comprising entrance hall, lounge with balcony, kitchen, two double bedrooms, bathroom, separate cloakroom, utility cupboard and garden to the rear. Offer for sale with no onward chain.

**Offers in the Region of £155,000    Leasehold    DCX02568**

# 84b East Wonford Hill, Exeter, EX1 3DD

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:

### Entrance Hall

Access via part frosted front door. With doors to the kitchen, lounge, bedroom one, bedroom two, bathroom and cloakroom. Two storage cupboards. Wood laminate flooring. Access to the loft void above. Radiator.

### Kitchen 10' 0" x 7' 7" (3.050m x 2.321m)

Front aspect uPVC double glazed window. 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. Electric cooker point. Further appliance space.



### Lounge 16' 8" x 11' 6" (5.069m x 3.496m)

Rear aspect uPVC double glazed window. Television point, telephone point. Radiator. uPVC double glazed frosted door leads to balcony, seating area.



### Bedroom One 11' 9" x 11' 6" (3.573m x 3.514m)

Rear aspect uPVC double glazed window. Fitted wardrobe with hanging space and shelving. Cove ceiling and radiator.



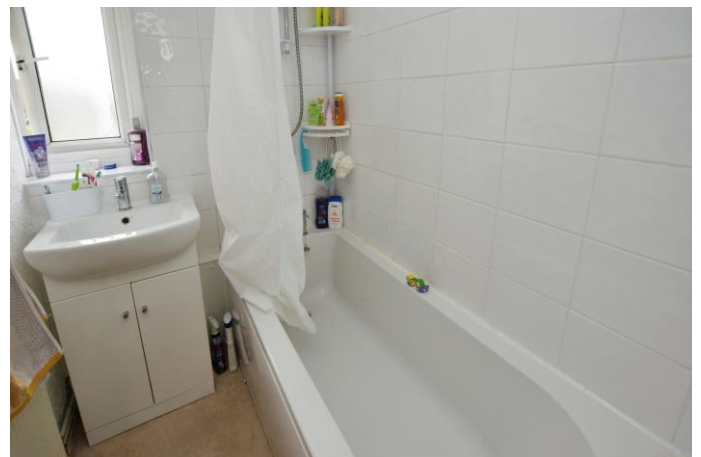
### Bedroom Two 11' 1" x 10' 7" (3.374m x 3.226m)

Front aspect uPVC double glazed window. Radiator.



### Bathroom

Front aspect frosted uPVC double glazed window. Two piece white suite comprising panel enclosed bath with mixer tap and Mira shower above. Wash hand basin with mixer tap and storage below. Part tiled walls.





### Cloakroom

Front aspect frosted uPVC double glazed window. Low level WC.

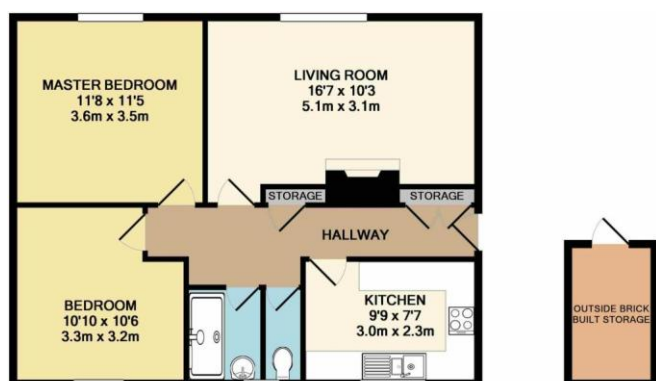
### Rear Garden

Lawned area with brick built storage shed in nearby block.



### Lease Information

Lease length: 88 years. Service charge: £55 pcm.



TOTAL APPROX. FLOOR AREA 667 SQ. FT. (62.0 SQ. M.)

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# Energy performance certificate (EPC)

84b, East Wonford Hill EXETER EX1 3DD	Energy rating <b>C</b>	Valid until:	10 September 2030
		Certificate number:	8508-4007-4222-3497-0103

Property type	Top-floor flat
Total floor area	63 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74 C	76 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: