

39 East Wonford Hill, Heavitree, Exeter, EX1 3BZ



A well presented spacious three bedroom terraced property situated in a popular location with easy access both in and out of the City. With accommodation comprising entrance hall, lounge, dining room, open plan kitchen/ breakfast room, three first floor bedrooms, family bathroom and enclosed rear garden. No onward chain.

Offers in the Region of £255,000 Freehold DCX02628

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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

Accessed via part frosted front door with stained glass inner doorway. Doors to the lounge and dining room. Stairs to the first floor landing. Radiator.

Lounge 12' 7" x 12' 1" (3.826m x 3.683m)

Front aspect uPVC double glazed bay window. Gas flame effect fireplace with wooden mantle. Television point. Telephone point. Dado rail. Radiator.



Dining Room 13' 1" x 11' 2" (3.998m x 3.391m)

Rear aspect uPVC double glazed window. Feature fireplace with tiled surround and wooden mantle. Radiator. Door through to the kitchen/ breakfast room.



Kitchen/Breakfast Room 12' 11" x 9' 11" (3.941m x 3.026m)

Rear aspect uPVC double glazed window with view over the rear garden. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Electric cooker point. Plumbing for washing machine. Further appliance space. Wall mounted boiler. Understairs storage cupboard. Seating area. uPVC part frosted door leads to the rear garden. Radiator.



First Floor Landing

With doors to bedroom one, bedroom two, bedroom three and bathroom. Access to the loft void above.

Bedroom One 15' 4" x 10' 6" (4.661m x 3.200m)

Twin front aspect uPVC double glazed windows. Wardrobe with hanging space. Radiator.



Bedroom Two 11' 2" x 10' 0" (3.415m x 3.059m)
Rear aspect uPVC double glazed window. Radiator.



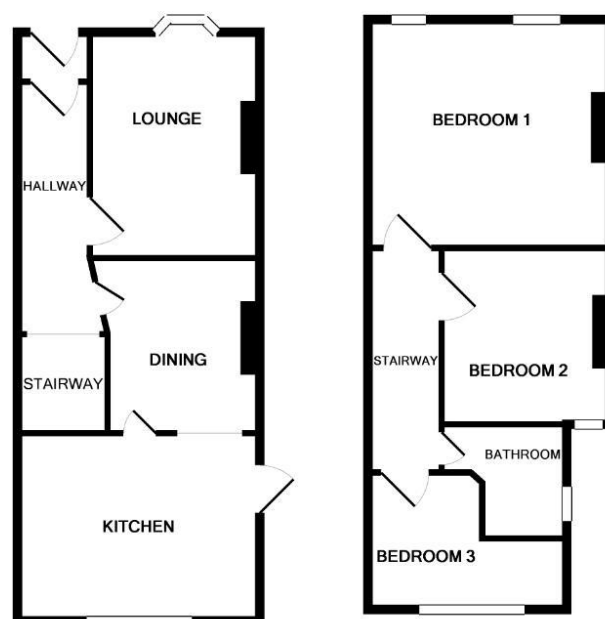
Bedroom Three 9' 10" x 6' 0" (3.005m x 1.819m)
Rear aspect uPVC double glazed window. Radiator.



Bathroom
Side aspect frosted double glazed window. Three piece suite comprising panel enclosed bath with mixer tap and handheld shower above. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Shaver point. Radiator.



Rear Garden
Private enclosed rear garden with shingle seating area and pedestrian access to the wooden gate providing rear access.



GROUND FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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Cookbooks 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.

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Energy performance certificate (EPC)

| | | | |
|--|---------------------------|---------------------|--------------------------|
| 39, East Wonford Hill EXETER EX1 3BZ | Energy rating D | Valid until: | 10 January 2029 |
| | | Certificate number: | 0467-2829-7096-9291-8165 |

Property type: Mid-terrace house

Total floor area: 87 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 D. It has the potential to be C.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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: