

93 Wonford Street, Exeter, EX2 5DA



A spacious semi detached family home occupying a generous plot. The accommodation benefits from an entrance hall, lounge, separate dining room, kitchen, three bedrooms, bathroom, large rear garden with side access. Highly convenient position providing good access to local amenities and Royal Devon & Exeter hospital. No chain. Viewing recommended.

Asking Price £195,000 Freehold DCX02886

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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 uPVC part frosted front door. Doors to the Lounge and Dining Room. Stairs to the First Floor Landing. Understairs storage area. Radiator.

Lounge 13' 6" x 11' 2" (4.107m x 3.415m)

Front aspect uPVC double glazed window with view over the front garden. Television point. Telephone point. Two radiators.



Dining Room 9' 6" x 8' 10" (2.885m x 2.694m)

Twin rear aspect uPVC double glazed windows with view over the rear garden. Storage cupboard house wall-mounted boiler. Radiator. Door to the kitchen.



Kitchen 9' 10" x 8' 11" (3.004m x 2.716m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units. Stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Electric cooker point. Radiator. uPVC part frosted door leading to the garden.



First Floor Landing

Doors to Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Cloakroom. Access to the loft void above.

Bedroom One 10' 10" x 11' 5" (3.303m x 3.485m)

Twin aspect uPVC double glazed windows. Storage cupboard. Radiator.



Bedroom Two 12' 0" x 9' 0" (3.650m x 2.739m)

Twin rear aspect uPVC double glazed windows with view over the rear garden. Radiator.



Bedroom Three 7' 9" x 8' 11" (2.370m x 2.710m)

Front aspect uPVC double glazed window. Radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Panel enclosed bath with mixer tap and handheld shower above. Pedestal wash hand basin. Part tiled walls. Radiator.



Cloakroom

Rear aspect frosted uPVC double glazed window. Low level WC. Radiator.

Rear Garden

Private enclosed rear garden mainly laid to lawn with brick outbuilding and pedestrian side access.



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.

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Energy performance certificate (EPC)

93 Wonford Street EXETER EX2 5DA	Energy rating D	Valid until:	2 April 2034
		Certificate number:	0310-2407-1340-2604-8635

Property type	Semi-detached house
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Total floor area	77 square metres
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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 B.

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