



Connells

East Wonford Hill
Exeter



Property Description

Situated in a highly convenient location on East Wonford Hill, this well-maintained and spacious two double bedroom home offers comfortable and versatile accommodation.

The property welcomes you via an entrance hall leading to a bright and spacious open-plan living and dining room, creating the perfect space for both relaxing and entertaining. The modern kitchen is well-appointed with ample storage and worktop space, while a practical ground floor cloakroom adds further convenience. To the first floor are two generously proportioned double bedrooms and a particularly spacious family bathroom. Additional benefits include gas central heating and double glazing throughout.

Outside, the property enjoys a pleasant, low-maintenance rear garden, predominantly laid to paving, providing an ideal space for outdoor dining and entertaining. A pedestrian gate offers convenient access to the rear service lane.

Ideally located within walking distance of the Royal Devon & Exeter Hospital, local schools, shops, cafés and supermarkets, the property also benefits from excellent transport connections to Exeter City Centre and beyond, making it a fantastic opportunity in a highly sought-after area. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

Double glazed front aspect bay window, wall mounted radiator.

Dining Room

Double glazed rear aspect window, wall mounted radiator.

Kitchen

Double glazed side and rear aspect window, door to side, wall and base units, work surfaces, oven, gas hob, sink unit, space for dish washer, washing machine, fridge freezer and tumble dryer, access to...

Downstairs WC

Double glazed side aspect window, low level toilet, wash hand basin.

Landing

Loft ladder for access to boarded loft.

Bedroom 1

Two double glazed front aspect windows, two fitted wardrobes. wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed rear aspect window, bath with shower over, low level toilet, wash hand basin, fitted storage, wall mounted radiator.

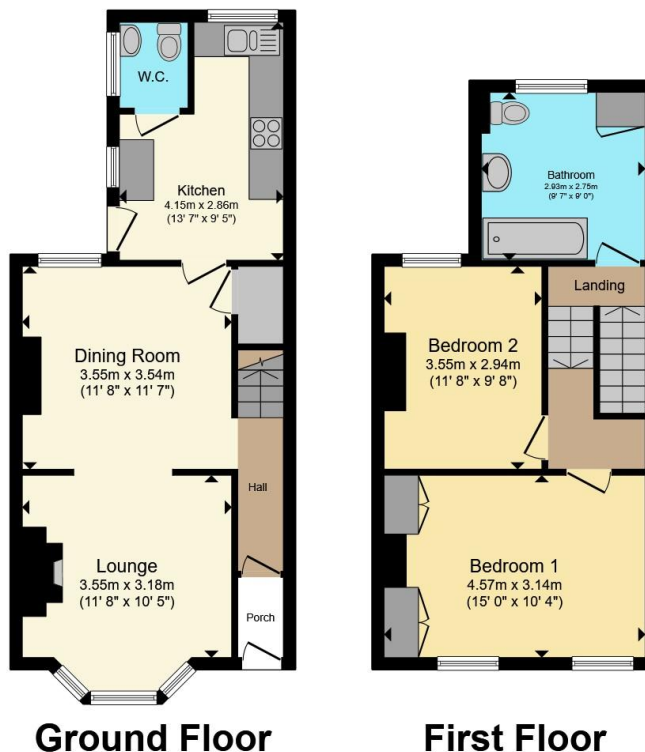
Rear Garden

Patio garden with shed and rear gate.









Total floor area 82.6 m² (889 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318159



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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