naomi j ryan
estate agents

House - Semi-Detached

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Gas Central Heating

Residents Car Park

Front & Rear Gardens

Council Tax Band: C

£240,000 Freehold

10 Malvern Gardens,

Wonford, Exeter, EX2 5EG

www.naomijryan.co.uk

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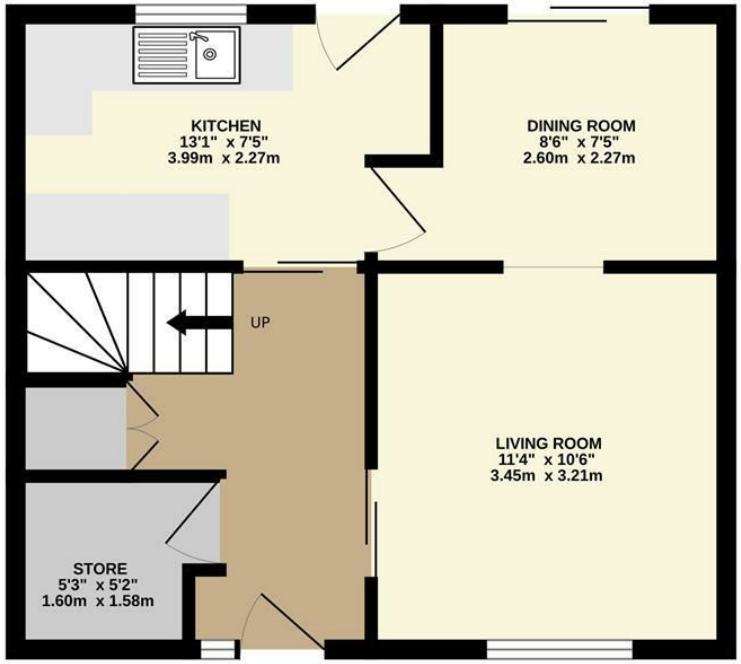
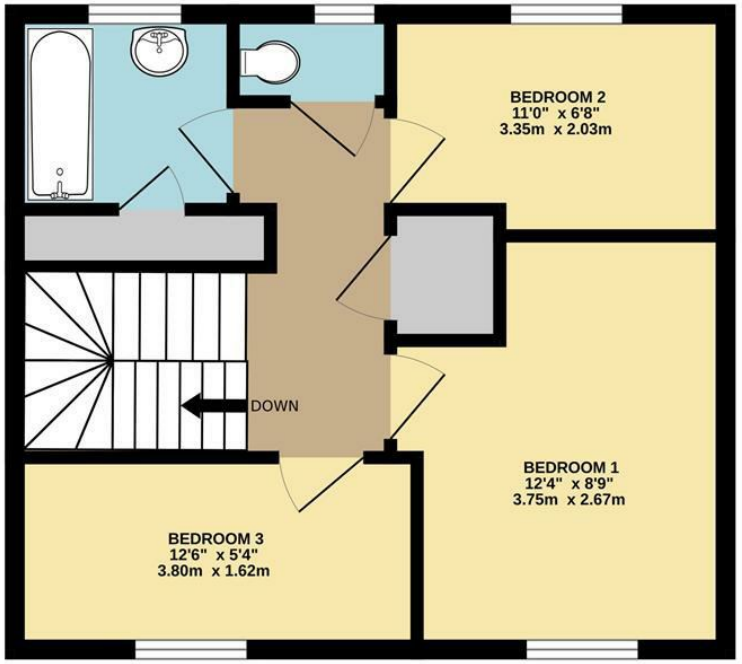
£240,000 Freehold

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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SUMMARY

A well-presented three-bedroom end-of-terrace home offered to the market with no onward chain, providing bright, well-proportioned accommodation across two floors along with two reception rooms and a generous rear garden.
The property lies within the district of Wonford, a popular and well-established residential area of Exeter known for its excellent access to the RD&E Hospital and convenient links into the city centre. Local amenities, green spaces and regular bus routes contribute to the area's appeal, making Wonford a favoured choice for professionals, families and those seeking strong everyday connectivity.

The ground floor features a welcoming entrance hall leading to a light living room at the front of the property. To the rear, the dining room benefits from direct access to the garden through glazed doors. The kitchen is well arranged and overlooks the garden, while a notably large store room offers excellent potential—adding a window could transform it into a highly useful home office. Upstairs, the home provides three bedrooms arranged around the landing, along with a separate WC and a bathroom that includes a generous built-in storage cupboard.
Externally, the property boasts neatly maintained front and rear gardens. The rear garden includes a patio area and a side gate allowing pedestrian access from the front. Enjoying a desirable south-westerly orientation, the garden is bathed in sun from morning to late afternoon and enjoys a good degree of privacy. The property also benefits from access to off-road parking within a nearby residents' car park which is offered on a first come first serve basis. Parking on street is available for which a permit is required.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

MATERIAL INFORMATION

Construction notes: Brick
Heating: Gas Central Heating
Utilities: Connected to mains gas, electric, water and drainage
Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. https://checker.ofcom.org.uk

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1200 - £1300 per calendar month, providing a gross rental yield of 6-6.5%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

BRITISH PROPERTY AWARDS 2021 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2023 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

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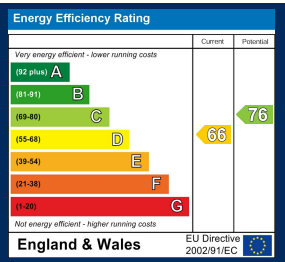
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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