



Connells

Wynford Road
Exeter

Wynford Road
Exeter EX4 7ER

for sale guide price
£130,000



Property Description

Guide price £130,000 - £140,000

A 1 bedroom FIRST FLOOR APARTMENT with open views, located in the Stoke Hill area of Exeter, close to the City Centre, university, amenities and transport links. The home is ideal for a first time buyer or investor. Outside there is communal gardens and a outside store. NO CHAIN! The owner is currently having the lease extended for a buyer. The accommodation comprises:- Communal entrance hallway with stairs to first floor, entrance hall, lounge/diner, kitchen/breakfast room, bedroom, bathroom/WC and storage area.

Agents Note

The seller is currently extending the lease by 37 years to create a 125 year lease.

Communal Entrance Hallway

Stairs to First Floor landing.

Entrance Hall

Double glazed obscured door to side, store cupboard.

Living Room/ Diner

Double glazed rear aspect window with open views, wall mounted radiator.

Kitchen/ Breakfast Room

Double glazed front aspect window, fitted wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, electric oven, gas hob with extractor over, space for fridge freezer, plumbing for washing machine, wine rack, tiling.

Bedroom 1

Double glazed rear aspect window, wall mounted radiator.

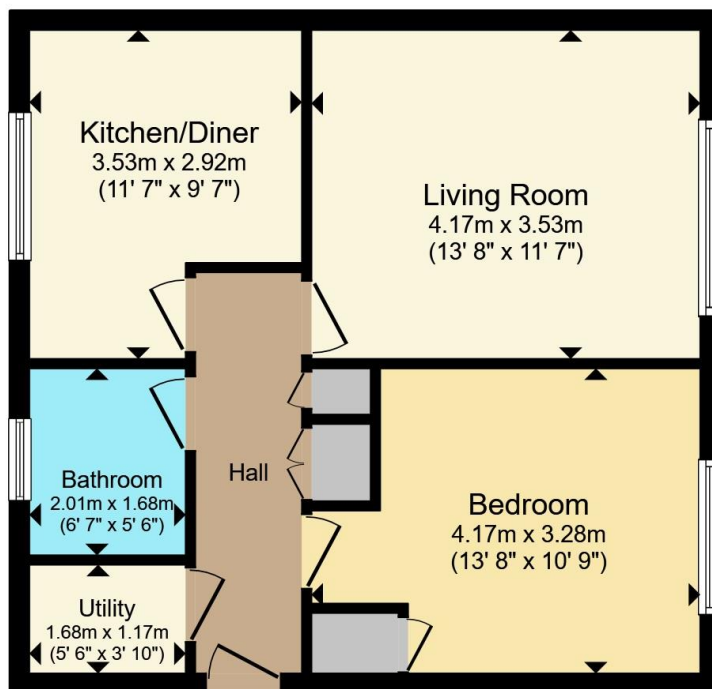
Bathroom

Double glazed obscured front aspect window, bath with electric shower over, low level toilet, wash hand basin, tiling.

Rear Garden

Brick-built store shed, communal lawned gardens to front, side and rear.





Floor Plan

Total floor area 49.6 m² (534 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



To view this property please contact Connells on

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C Council Tax
 Band: A

Service Charge: 740.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317528

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Oct 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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