



Constructed four years ago Wynford Gardens is a private development of just 8 Apartments over two buildings, with this apartment being the garden apartment of the rear block. Accommodation comprises two double bedrooms and a large open plan dining/sitting area opening onto the private rear garden and with a modern fitted kitchen with breakfast bar. Allocated parking space share of freehold and well located right by the RD&E hospital.

Wynford Gardens
Bovemoors Lane, Exeter £255,000

East of EXE

Wynford Gardens Bovemoors Lane, Exeter £255,000

Ground Floor Apartment | Two Double Bedrooms | Open Plan
 Living/Dining/Kitchen | Family Bathroom | Pretty and Private Garden With
 Side Access | Well Located Near To The RD&E Hospital | Allocated Parking
 Space | Development Constructed 4 Years Ago | Share Of Freehold.

Approach

Communal front door to communal entrance hallway with stairs leading down to lower ground floor and door to Apartment 5.

Entrance Hallway

Spacious hallway with quality wood effect laminate floor, telephone point, coat hanging space, entry phone, door to deep storage cupboard complete with light, doors to living room, bedrooms and bathroom.

Open Plan Living/Dining/Kitchen Area 25' 4" x 18' 4" (7.72m x 5.59m) (max)
 Wonderful open plan light and spacious room comprising.....

Living/Dining Room Area 19' 6" x 13' 3" (5.94m x 4.04m)

Light and spacious with Upvc double glazed window to rear aspect and Upvc double glazed french doors to garden. Wall lighting, two radiators, matching quality wood effect laminate flooring, TV and telephone points, fitted worktop with shoe store and cupboards under, opening through to the kitchen area :-

Kitchen Area 9' 4" x 7' 9" (2.84m x 2.36m)

Upvc double glazed window to rear aspect. Modern fitted kitchen with range of base, wall and drawer units in off-white colour finish, worktop with matching upstands and inset stainless steel sink, integral single electric oven and induction hob with modern stainless steel and glass cooker hood over, integral washer/dryer, dishwasher and fridge/freezer, recess spotlights, matching wall unit housing Worcester gas boiler.

Bedroom One 14' 9" x 11' 0" (4.5m x 3.35m) (max)

Large double bedroom with ample room for large bed and bedroom furniture. Unusual Upvc double glazed corner bay windows to side aspect, radiator, TV and telephone points, wall lighting, matching quality wood effect laminate flooring.

Bedroom Two 12' 8" x 9' 3" (3.86m x 2.82m) (max)

Further spacious double bedroom with Upvc double glazed window to side aspect, radiator, TV and telephone points, matching quality wood effect laminate flooring.

Bathroom 7' 8" x 6' 0" (2.34m x 1.83m)

Attractive bathroom with fully tiled walls. Modern white suite comprising low level WC, pedestal hand wash basin and P shaped shower bath with tiled surround, glass screen and mixer shower over, tiled floor, recess spotlights, chrome ladder style radiator, extractor fan, shaver point.

Residents Parking

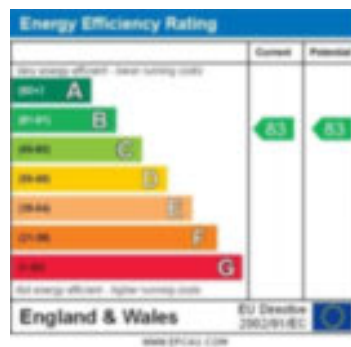
One allocated parking space located in residents car park next to the communal entrance. Bin store and bike shed.

Private Rear Garden

The property benefits from a generous sized enclosed garden laid to lawn with paved patio adjoining the property. Pathway leading round to gate and steps up to residents car park.

Agents Notes

The property is Council Tax Band B.
 The property comes with a Share Of Freehold with 994 years let on the lease.
 The Service Charge is £972 Per Annum (£81 PCM)
 There is No Ground Rent.
 House available fully furnished including garden shed.



GROUND FLOOR



APPROXIMATE MEASUREMENTS. SEE CADASTRE FOR EXACT MEASUREMENTS.



EAST DEVON OFFICE
 Tel: 01392 877240
 61 Fore Street Topsham
 Exeter EX3 0HL

EXETER OFFICE
 Tel: 01392 345070
 18 Southernhay West
 Exeter EX1 1PJ

www.eastofex.co.uk
enquiries@eastofex.co.uk



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.