

WONFORD STREET, EXETER, EX2 5DQ

GUIDE PRICE £160,000







A wonderful opportunity to acquire this GROUND FLOOR 2 bedroom apartment located in the popular Wonford area. This is a wonderful first home or investment property.

Located only a short drive from Exeter City Centre and walking distance to Royal Devon & Exeter Hospital, local amenities and a large supermarket. Well regarded primary & secondary schools are within easy access of the property. The property is conveniently located close to a bus route, train station and is well situated for access to major road links including the M5 and A30.

Throughout the apartment, there is double glazed windows and gas central heating.

The living area of this property is open plan with a dining area and has multiple windows letting lots of light enter the room. The modern fitted kitchen is adjoining and has lots of storage for essentials and ample space for appliances.



Both bedrooms are double rooms, one of the bedrooms has a fitted shower whilst the other has internal wardrobe space.

The bathroom is a modern wet room and contains a WC, hand wash basin and overhead shower.

**ENTRANCE** Private pathway up the side of the property, leading to front door.

**KITCHEN** Modern fitted kitchen, ample space for appliances and lots of storage for kitchen essentials. Fitted oven & space for washing machine, fridge & freezer.

Middle counter space offering more storage space & dining space.

**LIVING/DINING ROOM** Large room with a dual aspect windows. Ample space for family dining table and living room furniture.

Breakfast bar counter top offering space as required.

**HALLWAY** Giving access to the rooms and bathroom.

**BEDROOM ONE** Large double room with window & storage cupboard.

**BEDROOM TWO** Large double room with window & fitted ensuite shower.

**BATHROOM** Modern bathroom / wet room comprising of a WC, hand wash basin and overhead shower.

**SEPARATE WC** Modern WC comprising of a WC & hand wash basin.



#### LEASE DETAILS

135 years from 17th may 2016.

Ground Rent - £130 per annum till 2061.

(this is due to be raised from 2106 - please enquire for more information)



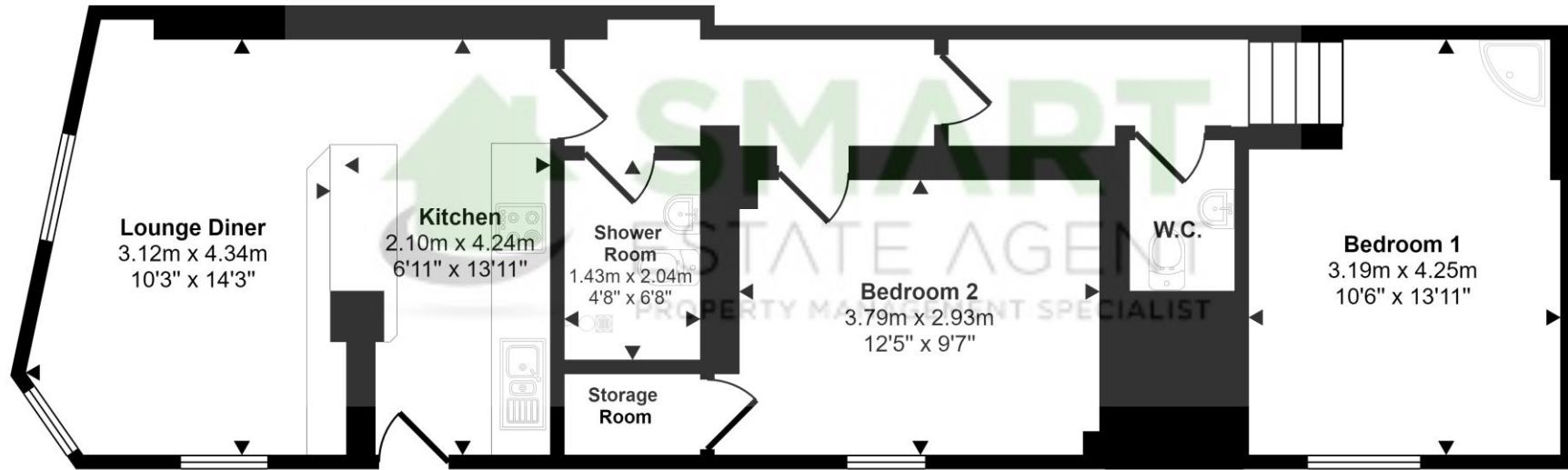








Approx Gross Internal Area  
65 sq m / 702 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |