



East of 
ESTATE AGENTS

Wonford Street
Exeter £235,000

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A unique one/two-bedroom home offering an unusual versatile layout with scope for further alteration. Ideally positioned near the R D & E Hospital, the city centre, and the wonderful amenities on offer in Wonford and Heavitree. The property also benefits from off-road parking for up to three vehicles and a single attached garage. A rare opportunity in a highly sought-after area and Chain Free.

Semi-detached house | One/two double bedrooms | kitchen/breakfast room | Ground floor wet room style shower room | reception room/possible bedroom | Large L shape first floor living room with door to balcony | Spacious first floor double bedroom with en-suite bathroom | Front and rear gardens | Driveway parking for up to three vehicles and single garage | Chain Free

DESCRIPTION

A deceptively spacious and versatile home offering generous accommodation across two levels. The property is entered via a covered porch into a bright and welcoming hallway with ample built-in storage. The ground floor features a flexible reception room—ideal as a dining room or additional double bedroom—with sliding doors to the front garden and a feature fireplace. The good-sized kitchen/breakfast room offers bespoke fitted units, integrated appliances and access to a rear lobby leading out to the garden. A fully tiled ground-floor shower room completes the lower level.

Upstairs, the impressive L-shaped living room enjoys a vaulted ceiling with exposed beams, Velux windows and a door to a large enclosed balcony—perfect for outdoor entertaining. A spacious double-



aspect bedroom benefits from built-in storage and its own en-suite bathroom with bath and electric shower.

Additional features include UPVC double glazing throughout, plentiful storage options and a combination of bright living spaces and flexible room layout, making this an ideal home for a range of lifestyles.

PARKING AND GARDEN

Driveway parking for two vehicles with further driveway leading to an attached single garage, and pathway leading to an attractive front garden area laid to decorative tiling with raised beds and borders. Fitted small greenhouse. Further path leading to the side porch and main entrance.

Enclosed tiered rear garden with steps leading up to raised borders and timber garden shed.

AGENT'S NOTES:

To the best of the Vendors' knowledge they have advised the following:

Tenure: Freehold

Council Tax Band: D

Council: Exeter City Council

Parking: Driveway parking for two/three vehicles and single garage

Garden: Enclosed rear garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water: Mains

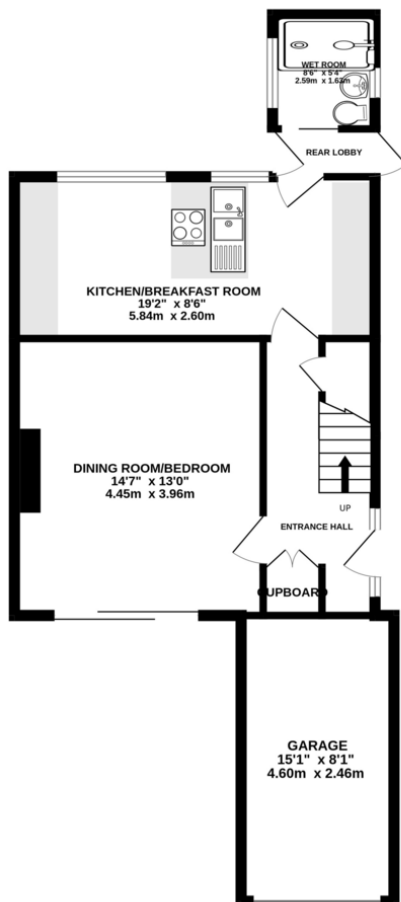
Sewerage: Mains

Broadband: Standard - Highest available download speed at 12 Mbps and the Highest available upload speed 1 Mbps.

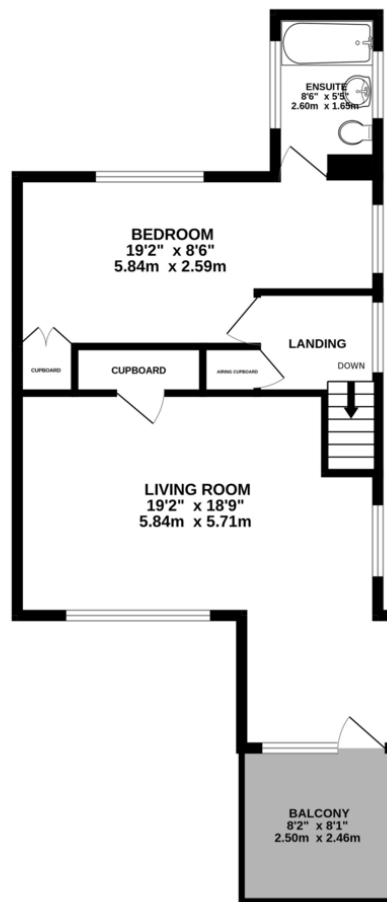
Mobile Coverage: Various networks are available at this property



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



EPC

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