



**Connells**

Wynford Road  
Exeter



## Property Description

*This stunning one-bedroom first-floor flat in Stoke Hill presents a fantastic opportunity for first-time buyers seeking a modern living space with breath taking views. The flat boasts a contemporary interior, featuring stylish finishes and an open-plan layout that maximizes natural light. Residents can enjoy the incredible vistas from the comfort of their home, making it a perfect retreat after a busy day. Ideally situated, the property offers easy access to Exeter city centre, as well as a variety of local amenities, including shops, cafes, and parks, ensuring convenience and a vibrant lifestyle. This flat is the perfect blend of comfort, style, and accessibility.*

## Entrance Hall

Built-in cupboard.

## Living Room

13' 8" x 11' 6" ( 4.17m x 3.51m )

Double glazed rear aspect window, wall mounted radiator.

## Kitchen

11' 6" x 9' ( 3.51m x 2.74m )

Double glazed front aspect window, wall and base units, work surfaces, stainless steel sink unit, plumbing for washing machine, extractor fan, built-in cupboard, wall mounted radiator.

## Bedroom

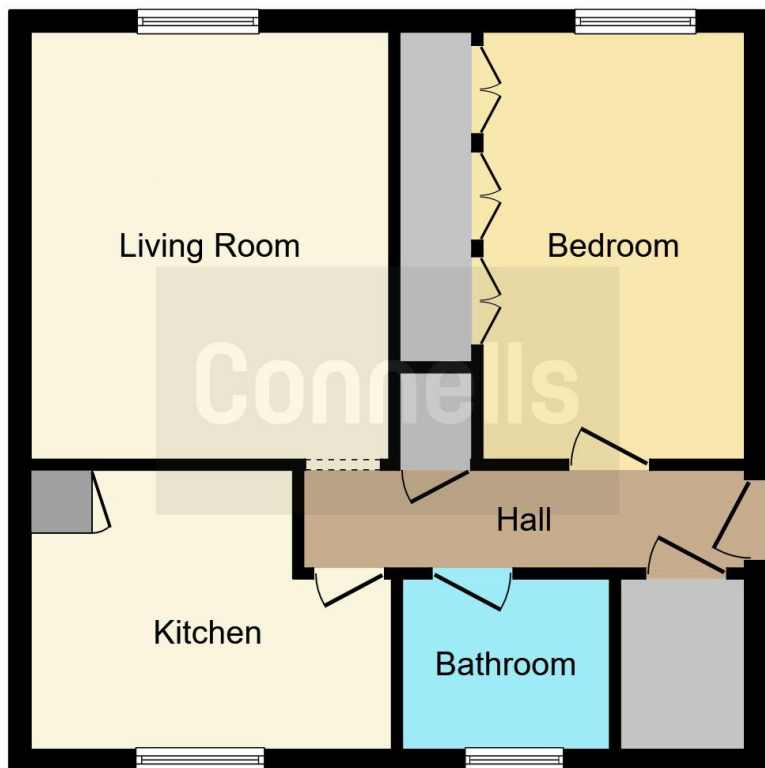
13' 8" x 8' 6" ( 4.17m x 2.59m )

Double glazed rear aspect window, built-in wardrobe and cupboard, wall mounted radiator.

## Bathroom

Double glazed obscured front aspect window, bath with shower attachment, low level toilet, wash hand basin, wall mounted radiator.





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.focalagent.com

To view this property please contact Connells on

**T 01392 221 331**  
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8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: C Council Tax Band: A

Service Charge: 489.88 Ground Rent: 10.00

**view this property online [connells.co.uk/Property/EXR316345](https://www.connells.co.uk/Property/EXR316345)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Nov 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

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