



10 Wonford Road, St Leonards, Exeter, EX2 4EQ
£800 PCM

An appealing top floor flat, situated in the heart of St Leonards close to schools, hospitals, City centre, Quay and excellent local amenities. The accommodation comprises hallway living room/dining room with views over parts of the city. Attractive kitchen with appliances, refitted bathroom and two double bedrooms. The property benefits from gas central heating and there is a residents parking scheme in operation.



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Wonford Road is located in the heart of St Leonards, close to excellent local amenities. The property is only a short walk from a number of private schools including Exeter School, The Maynard and St Margaret's. There are also a number of state schools at all levels together with a red brick University and expanding College. The Royal Devon and Exeter, and Nuffield hospital's are also situated near by. The Cathedral city has a wide range of sports and leisure facilities, theatres, cinemas, a museum and a new shopping centre in Princesshay, which is again only a short walk away. Rail links to London Paddington are approximately 2 hours. Exeter airport is 5 miles away providing regular air services to the UK and international destinations.

Entrance hall:

Recessed lighting. Security entrance phone system.. Central heating thermostat. Large walk in cupboard with plumbing for washing machine.

Living room:

16'3 x 11'6 (4.95m x 3.51m)

UPVC double glazed window with aspect to the front. Views over the city. Radiator. Television point.

Kitchen:

12'10 x 7' (3.91m x 2.13m)

Fitted with an excellent range of modern matching units in high gloss white finish. Granite effect roll edge worktops. Attractive tiled surround. One and a half bowl single drainer sink unit with chrome mixer tap over. Dishwasher. Fridge. Four burner gas stainless steel hob with hood over and electric oven under. Wall mounted gas fired boiler. Central heating control panel. UPVC double glazed window with aspect to the front.

Bedroom one:

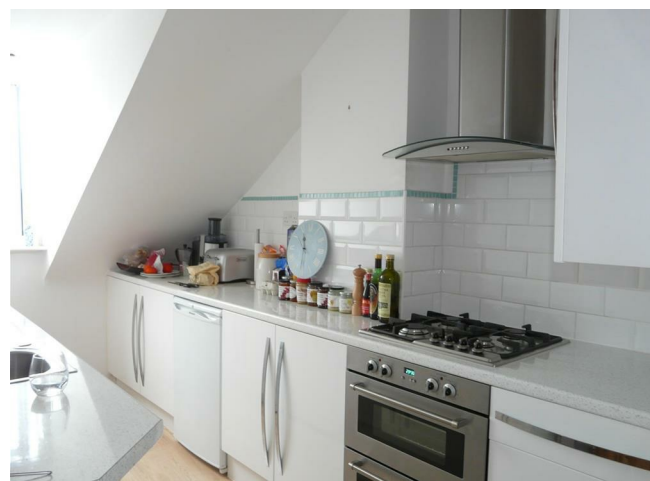
11'6 x 10' (3.51m x 3.05m)

UPVC double glazed window with aspect to the rear. Radiator. Recessed lighting.

Bedroom two:

10'2 x 6'9 (3.10m x 2.06m)

UPVC double glazed window with aspect to the rear. Radiator. Recessed lighting.



Bathroom:

Fitted with a modern matching contemporary white suite comprising low level close coupled wc. Wash basin with chrome mixer tap and pop up waste. Paneled bath with chrome mixer tap over and waste. Shaver point. Heated ladder rack towel rail/radiator. Recessed lighting. Tiled floor. Double glazed velux window.

Outside:

There is a residents parking scheme in operation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	66	68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	66	68
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		