



88 Wonford Street

Exeter, EX2 5DF

A modernised and well appointed 3 bedroom mid-terraced house in favoured location within easy walking distance of local amenities, Lidl supermarket, Ludwell Valley Park, regular bus route, RD&E Hospital, Heavitree shops and pleasure park. The property is offered in excellent condition and likely to appeal to young families, the active retired and those seeking a well placed property for the rental market. Noteworthy features include the home comforts of uPVC double glazing, gas central heating, modernised kitchen/diner & bathroom, secure south facing patio style garden and garage in block close by

Guide Price £245,000

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- Entrance Hall
- 3 Generous Bedrooms
- uPVC Double Glazing
- Residents' On Street Permit Parking
- Lounge
- Family Bathroom
- South Facing Rear Garden
- Kitchen/Diner
- Gas Central Heating
- Garage in Block Nearby

Entrance Porch

Entrance Hall

Lounge

13'5" x 12'0" (4.10m x 3.68m)

Kitchen/Diner

16'10" x 10'0" (5.15m x 3.06m)

Landing

Bedroom 1

12'2" x 12'1" (3.72m x 3.70m)

Bedroom 2

10'4" x 10'0" (3.17m x 3.06m)

Bedroom 3

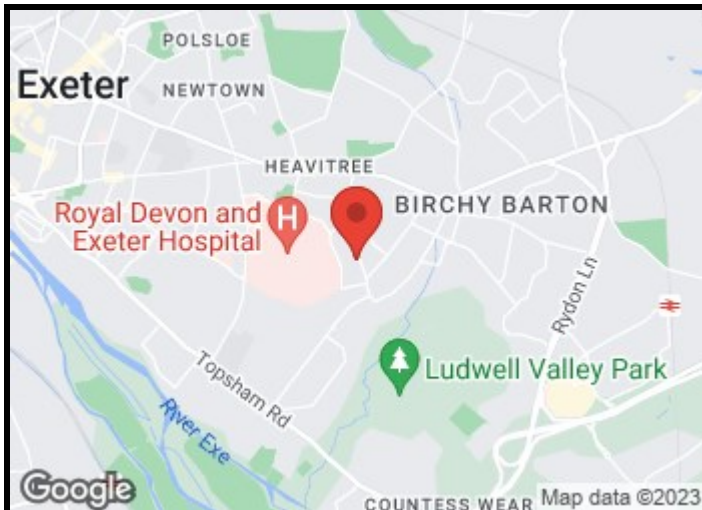
7'9" x 6'1" (2.37m x 1.87m)

Bathroom

6'0" x 5'9" (1.85m x 1.76m)

Outside - See Online

Location Information - See Online



Directions





Floor Plan



Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	86
England & Wales		EU Directive 2002/91/EC	

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