



East Wonford Hill
Exeter, EX1 3BZ

£170,000

Property Features

- Freehold
- One Bedroom
- Mid Terrace House
- Great Location
- Feature Fireplace
- Double Glazing
- Ideal First Time Buy or Investment
- Sun Terrace

Full Description

FULL DESCRIPTION Smart Estate Agents are proud to bring to the market this well presented one-bedroom, mid-terrace property in the popular location of East Wonford Hill, Exeter. Ideal for first time buyers or investors, the property briefly comprises of living room, kitchen, one bedroom, bathroom and south west facing sun terrace. The property further benefits from central heating, double glazing and courtyard garden. Viewings are highly recommended.

ENTRANCE Concrete steps and enclosed by metal railings.

LIVING ROOM UPVC double glazed door and window to front elevation, feature fireplace and ample storage.

KITCHEN / DINER A modern fitted Kitchen comprising a range of wall and base units and roll edge work tops. Inset single drainer stainless steel sink with tiled splashback. Inset gas hob and a built in electric oven beneath. Space for a free standing fridge/ freezer and space and plumbing for a washing machine. Sun roof lights above allowing light into a generous space for dining.

BEDROOM ONE Large double bedroom with a uPVC double glazed window to the front aspect, radiator, television point and a fitted carpet.

W.C UPVC obscured double glazed window to rear elevation, panel bath with overhead shower, semi pedestal sink, low level wc, ceiling light point, walls tiled.

SUN TERRACE South West facing roof terrace, providing a great outside space.

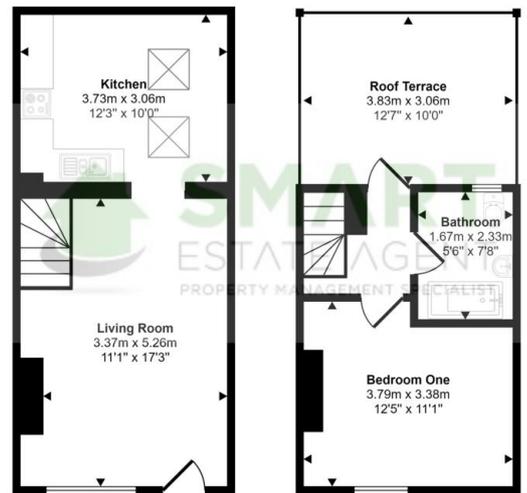


AGENTS NOTES Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area
53 sq m / 569 sq ft



Ground Floor
Approx 32 sq m / 349 sq ft

First Floor
Approx 20 sq m / 219 sq ft

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.

10 Southernhay West
Exeter
Devon
EX1 1JG

www.smartestateagent.co.uk
exeter@smartestateagent.co.uk
k
01392 905 906

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements