

window to the rear aspect. This room also has a picture rail and gas central heating radiator.

Bedroom 3

8' 8" x 6' 2" + door recess (2.666m x 1.889m)

Single bedroom with uPVC double glazed window to the rear aspect with views of the garden. This room also benefits from a picture rail and gas central heating radiator.



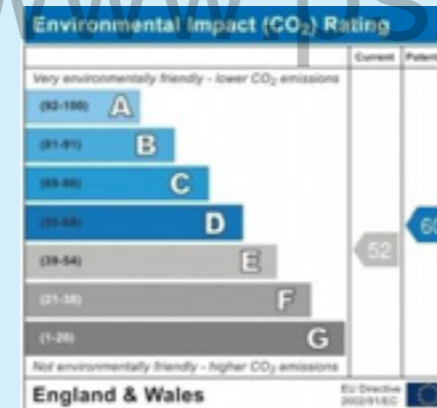
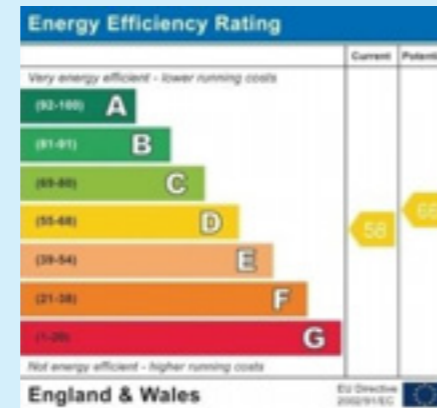
Bathroom

5' 11" x 5' 10" max (1.805m x 1.783m)

The bathroom suite comprises a bath with electric shower over, pedestal wash hand basin and low level WC. There is also a gas central heating radiator and obscure uPVC double glazed window to the side aspect.

Front and Rear Gardens

There is a small front garden with pathway leading to the front door, while to the rear there is a well maintained fully enclosed garden with areas of lawn, a shingle patio, shed and wooden gate to the off-road parking spaces. There is also an outside toilet which provides further storage, and a tap.



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£179,950

42 Wonford Street, Wonford, Exeter, EX2 5DL

3 Bedrooms. Separate Lounge and Dining Room. Kitchen Diner/Study. Period Features. Rear Garden. Off-Road Parking

Wonford Street, EXETER

Traditional Victorian terrace property situated in a ideal location for access to the RD+E Hospital, and the local shops and doctors' surgery of Heavitree. The property is also within close proximity of the M5 Motorway, Pynes Hill Business Park and the Met Office as well as benefiting from good access to Exeter City Centre.

In brief the accommodation comprises a lounge with period wood framed windows, separate dining room with exposed brick fireplace and access to the rear garden and kitchen with access to a dining area or study. Upstairs there are three bedrooms, two of which are doubles, and a bathroom. The rear garden has been well maintained with areas of lawn and shingle and there is access to two off-road parking spaces. This property benefits from an array of period features including cast iron fireplaces, exposed brick work, picture rails and wooden framed windows to the front, but has also been fitted with gas central heating throughout and uPVC double glazing to the rear aspect.

In order to fully appreciate all this property has to offer, internal viewing is highly recommended.

The Accommodation Comprises:

Entrance and Hallway

A wooden door provides access to the entrance vestibule where there is an internal wooden door with stain glass panels leading to the main hallway of the property. Here, there is a dado rail, ceiling spotlights, a gas central heating radiator and doors to the lounge, dining room and kitchen. Stairs, with under stair storage cupboard, lead up to the first floor landing.

Lounge

11' 10" x 10' 9" max (3.619m x 3.285m)

This room benefits from a period wood framed window to the front aspect, gas fireplace with tile surround, dado rail and wall lights. There is also a gas central heating radiator.



Dining Room

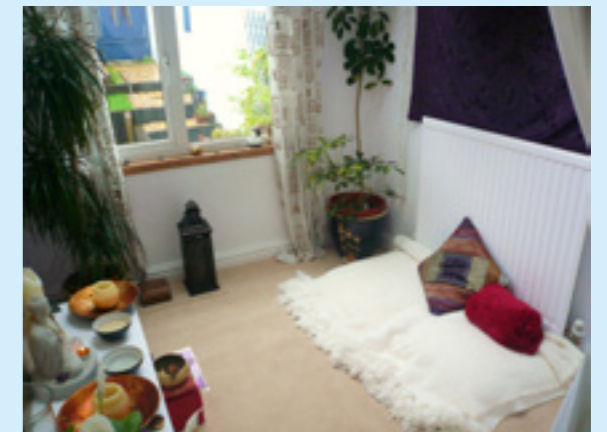
10' 9" x 8' 2" (3.290m x 2.500m)

This second reception room, with stripped wooden floorboards, an exposed brick fireplace and access to the garden, is ideal for use as a dining room. The room also benefits from built-in cupboards to the alcoves, a dado rail and gas central heating radiator.

Kitchen

12' 2" x 8' 9" (3.721m x 2.677m)

Good sized kitchen benefiting from a range of matching base and wall units with integrated gas hob, oven and extractor and stainless steel sink. There is space for a fridge freezer and plumbing for a washing machine and tumble dryer. This room also benefits from a uPVC double glazed window and door to the side aspect, a further single glazed window and has access to the rear extension study / dining area.



Study / Diner

7' 3" x 6' 7" (2.214m x 2.012m)

This convenient extension leading off the kitchen provides an ideal dining area or study. There is a uPVC double glazed window to the rear aspect with views of the garden, as well as a large Velux skylight and gas central heating radiator.

Stairs and Landing

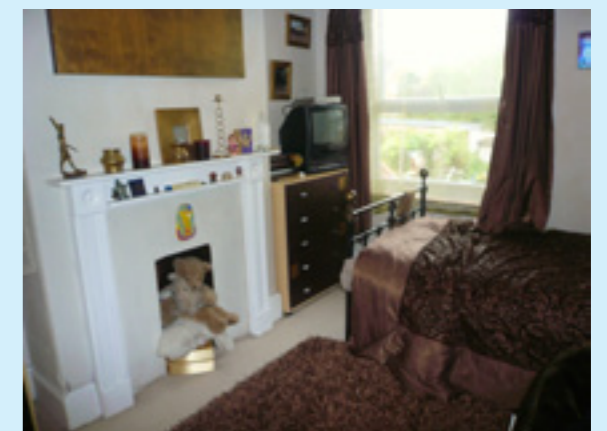
The staircase with wooden banister and balustrade leads to a galleried landing with access to the three bedrooms and bathroom. There is also access to the loft.



Bedroom 1

15' 4" x 10' 9" max (4.679m x 3.304m)

A spacious double bedroom with two period wood framed windows to the front aspect and a cast iron fireplace. This room also benefits from wooden floorboards, wall lights and a gas central heating radiator.



Bedroom 2

10' 9" x 9' 9" max (3.299m x 2.98m)

Second double bedroom with uPVC double glazed