

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Wonford Street

, Exeter, EX2 5AH

£1,200 Per Month



Council Tax: B

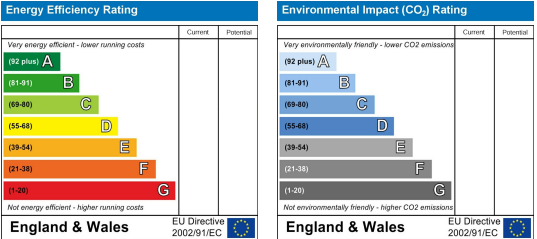
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Exeter Lettings Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

- 2 BEDROOM FLAT
- ALLOCATED PARKING
- AMPLE STORAGE
- WHITE GOODS INCLUDED
- CLOSE TO RD&E
- TOP FLOOR FLAT
- RECENTLY REDECORATED
- AVAILABLE IMMEDIATELY



Nestled in the charming area of Wonford Street, Exeter, this delightful two-bedroom apartment offers a perfect blend of modern living and convenience. Built in 2002, the property spans an inviting 686 square feet, providing ample space for comfortable living.

Upon entering, you will find a well-appointed reception room that serves as a welcoming space for relaxation and entertaining. The house features two generously sized bedrooms, ideal for a small family or professionals requiring extra space. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

This property has been recently redecorated throughout, presenting a fresh and contemporary aesthetic that is ready for you to make your own. The top-floor position enhances the sense of privacy and tranquility, while also allowing for lovely views of the surrounding area.

For those with vehicles, the property includes one allocated parking space, along with additional visitor spaces, making it convenient for guests. The location is particularly advantageous, being close to local roads, which provides easy access to the wider Exeter area and beyond.

In summary, this well-maintained flat in Birch Court is an excellent opportunity for anyone looking to settle in a vibrant community with all the necessary amenities at hand.

MATERIAL INFORMATION

- Tenure:
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share:

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.