

## Wyndham Avenue, Exeter, EX1 2PQ

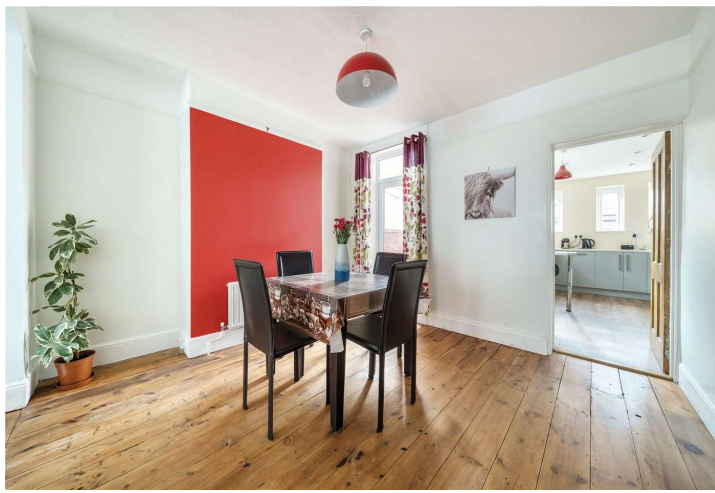
A three-bedroom mid-terrace period property located on a quiet residential road within the heart of desirable area of Heavitree with a private rear garden and no onward chain.

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Winkworth.co.uk  
Tiverton: 01884 675 675  
tiverton@winkworth.co.uk



## Description.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

### Ground floor:

Upon entering the property, a positive impression is set right from the start from the bright entrance hall. At the front of the property, you will find the sitting room which serves as a welcoming space for relaxation and socializing. The notable features of this room include a cast iron feature fireplace, wooden flooring and the large bay window overlooking the front aspect allowing in natural light.

The spacious dining room has plenty of space for a large dining table set, perfect for hosting meals and gatherings. The wooden flooring continues in the dining room providing a feeling of warmth to the room. There is also direct access to the rear garden.

The kitchen comprises of a range of grey wall and base storage units and a white roll top work surface. There is an integral sink/drain, four ring induction hob, extractor fan, fridge, freezer, dishwasher and washing machine. There is further space for a table with a large window overlooking the rear garden, making it the perfect space to enjoy cooking.

### First floor:

Bedroom one is large double bedroom with a large bay window overlooking the front aspect.

Bedroom two is also a double, located in the middle of the property with a window overlooking the rear garden.

Bedroom three is a large single bedroom with a window overlooking the rear aspect.

The family bathroom comprises of a large bath with stand over shower, W/C and wash basin.

### Second floor:

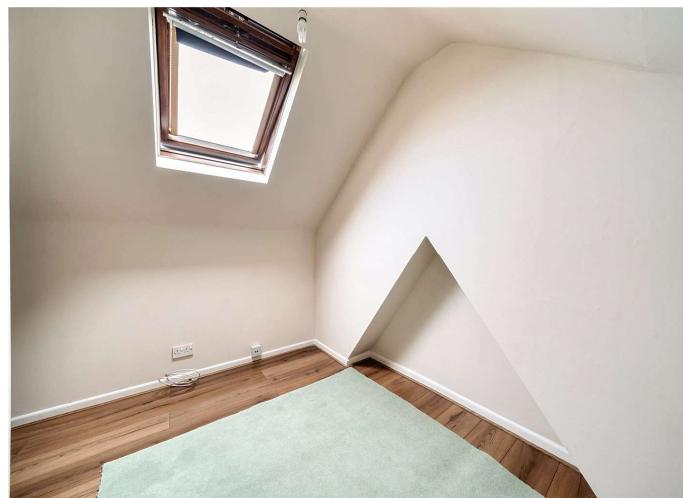
The attic has been converted into an easy access versatile space.

### Outside:

The private rear garden has been laid with a mixture of slabs and gravel in order to provide an attractive space that is functional for use all year around.

### PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken



## At a glance...

- No onward chain
- Desirable Heavitree location
- On a quiet residential road
- Three bedrooms
- Two reception rooms
- Modern kitchen
- Family bathroom
- Additional attic room
- Private rear garden

## PROPERTY INFORMATION:

- Freehold
- Council tax Band: C
- Mains electric, gas, water and drainage.



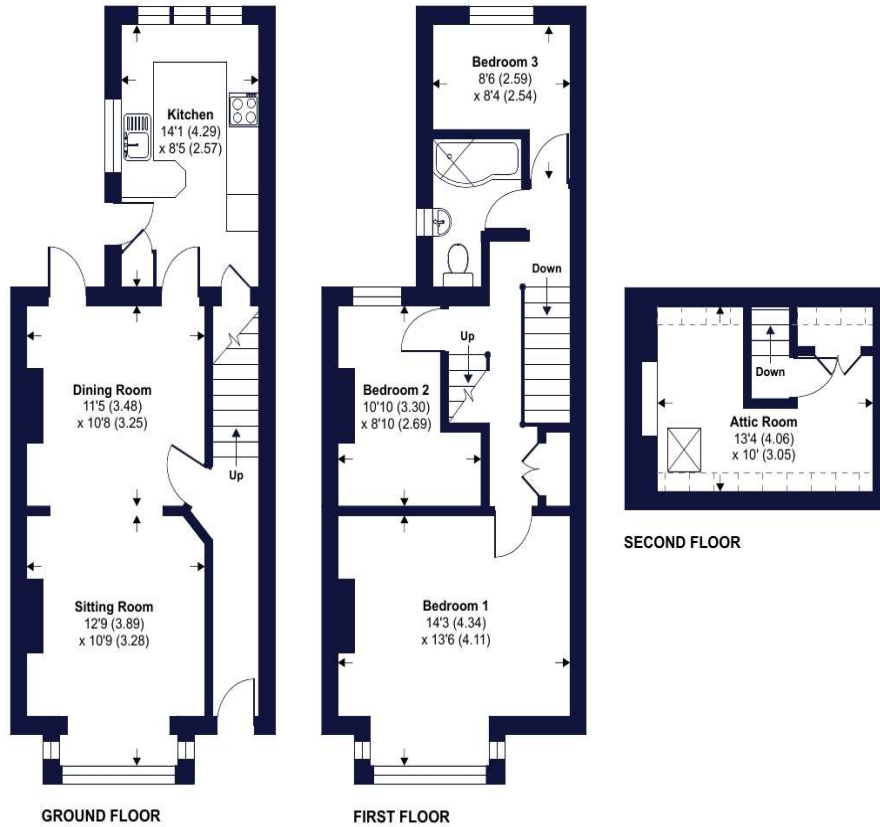
# Wyndham Avenue, Exeter, EX1

Approximate Area = 1052 sq ft / 97.7 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Total = 1075 sq ft / 99.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Winkworth. REF: 987470



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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