



**46 WREFORDS CLOSE
EXETER
DEVON
EX4 5AY**



£450,000 FREEHOLD



A fabulous much improved and extended detached family home with fine outlook and views over neighbouring area, countryside and beyond. Presented in superb decorative order throughout. Four bedrooms. Family bathroom. Reception hall. Cloakroom. Kitchen. Lounge/dining room. Light and spacious sitting room. Gas central heating. uPVC double glazing. Double width driveway. Integral garage. Enclosed rear garden enjoying westerly aspect. Large raised sun terrace enjoying fine outlook and views. Highly sought after residential location providing good access to Exeter city centre. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed double opening doors lead to:

RECEPTION HALL

Radiator. Dado rail. Smoke alarm. Stairs rising to first floor. Understair recess. Telephone point. Door to:

CLOAKROOM

A refitted modern matching white suite comprising low level WC with concealed cistern. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled floor. Half height tiled walls. Obscure uPVC double glazed window to front aspect.

From reception hall, obscure glass panelled door leads to:

LOUNGE/DINING ROOM

21'6" (6.55m) x 11'5" (3.48m) reducing to 10'0" (3.05m). Radiator. uPVC double glazed window to front aspect. Obscure glass panelled double opening doors lead to:

SITTING ROOM

21'0" (6.40m) x 12'0" (3.66m). A fabulous light and spacious room. Radiator. Television aerial point. Marble fireplace with raised hearth, inset living flame effect electric fire, attractive fire surround and mantel over. Two large uPVC double glazed windows to rear aspect with fine outlook over rear garden, neighbouring countryside and beyond. uPVC double glazed double opening doors provide access and outlook to rear garden.

From reception hall, obscure glass panelled door leads to:

KITCHEN

10'8" (3.25m) x 9'0" (2.74m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces, incorporating breakfast bar, with decorative tiled splashbacks. Fitted Bosch induction hob with filter/extractor hood over. Fitted Hotpoint double oven/grill. Single drainer sink unit with traditional style mixer tap. Integrated dishwasher. Space for fridge. Wine rack. Upright larder cupboard. Radiator. Tiled floor. uPVC window and door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Double width airing cupboard, with fitted shelving, housing lagged hot water cylinder. Attractive lead effect coloured glass uPVC double glazed window to front aspect. Door to:

BEDROOM 1

11'4" (3.45m) x 10'0" (3.05m). Radiator. Deep built in wardrobe. uPVC double glazed window to rear aspect offering fine outlook over neighbouring countryside and beyond.

From first floor landing, door to:

BEDROOM 2

11'6" (3.51m) x 9'6" (2.90m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

12'2" (3.71m) x 7'6" (2.29m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 4

9'6" (2.90m) maximum reducing to 7'4" (2.54m) x 6'6" (1.98m). Wardrobe recess with hanging rail. uPVC double glazed door provides access to:

RAISED SUN TERRACE

21'0" (6.40m) x 7'0" (2.13m). A large enclosed raised roof terrace with timber decked flooring and two outside lights. The roof terrace enjoys the fine outlook and views over the neighbouring countryside and beyond whilst also enjoys a westerly aspect.

From first floor landing, door to:

BATHROOM

7'10" (2.39m) x 5'8" (1.73m). A matching white suite comprising corner panelled bath with fitted mains shower unit. Low level WC. Wash hand basin with tiled splashback. Part tiled walls. Radiator. uPVC double glazed window to rear aspect again offering fine outlook and views over neighbouring countryside and beyond.

OUTSIDE

To the front of the property is a double width driveway part of which provides access to:

INTEGRAL SINGLE GARAGE

The front garden consists of an attractive paved patio with retaining Cotswold Stone effect retaining wall with maturing shrub bed. To the right side elevation is a timber gate and pathway providing access to the rear garden which enjoys a westerly aspect and consists of an attractive paved patio with steps leading to a further patio whilst to the lower end of the garden is a neat shaped area of lawn with surrounding shrub beds.

GOOD SIZE STORAGE SHED/WORKSHOP

9'8" (2.95m) x 7'10" (2.39m).

The rear garden is enclosed to all sides and again enjoys the fine outlook and views over neighbouring countryside and beyond.

**TENURE
FREEHOLD**

DIRECTIONS

Proceeding out of Exeter from the clock tower roundabout take the turning into New North Road and continue down which connects to Cowley Bridge Road. Proceed along to the mini roundabout taking the 3rd exit into Wrefords Drive then 1st right into Wrefords Close, continue into the cul-de-sac turning left and the property in question will be found a short way along on the right hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

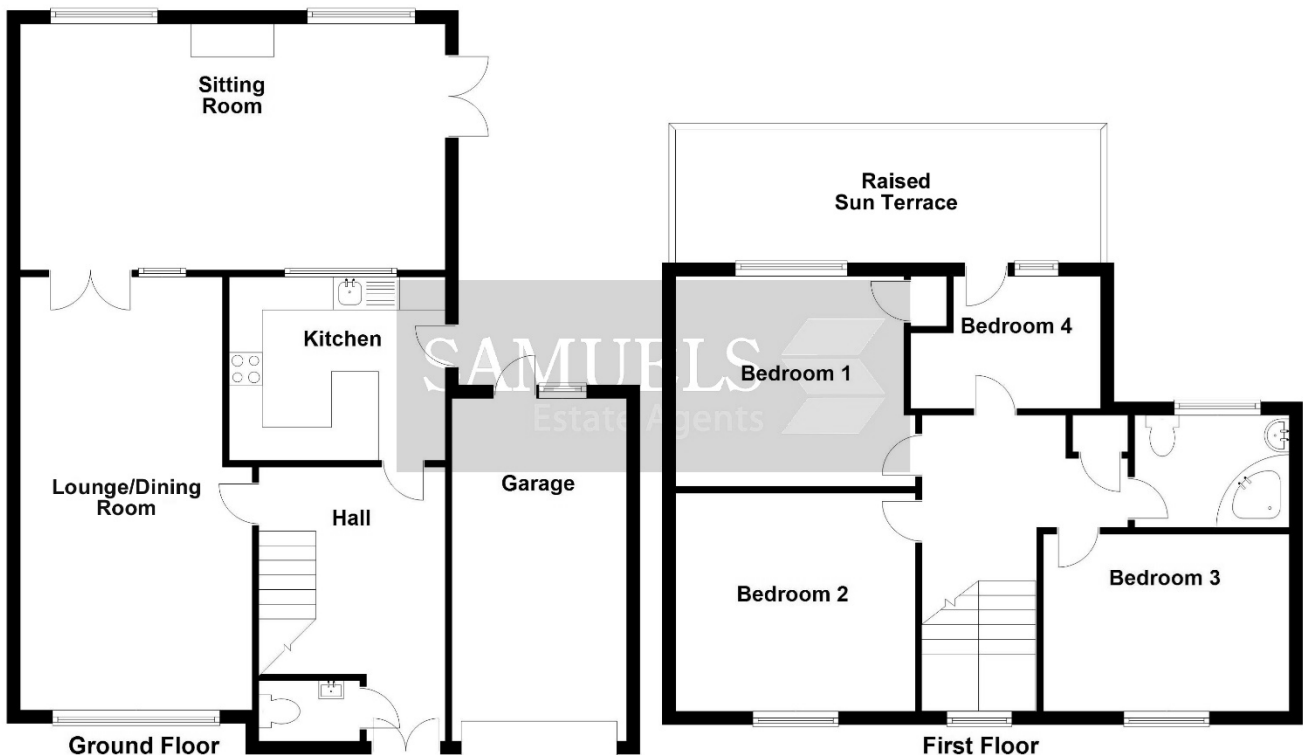
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction

REFERENCE

CDER/1022/8318/AV



Total area: approx. 136.7 sq. metres (1471.7 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		