

**10 WREFORDS LINK  
EXETER  
DEVON  
EX4 5AX**



**OFFERS IN EXCESS OF £325,000 FREEHOLD**



**A beautifully presented semi detached family home occupying a fabulous position convenient to local amenities, St Davids mainline railway station and Exeter city centre. Three bedrooms. Modern bathroom. Reception hall. Light and spacious lounge/dining room with balcony/terrace. Good size conservatory/sun lounge. Modern kitchen. Ground floor cloakroom/shower room. Gas central heating. uPVC double glazing. Private driveway providing ample parking. Garage. Enclosed tiered rear garden enjoying a highly degree of privacy. Fine outlook over neighbouring area and countryside beyond. A great family home. No chain. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Quality laminate wood effect flooring. Radiator. Stairs rising to first floor. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect. Understair storage cupboard. Broadband/telephone point. Additional storage cupboard with plumbing and space for washing machine. Glass panelled exposed wood door leads to:

### **LOUNGE/DINING ROOM**

21'10" (6.65m) x 12'2" (3.71m) reducing to 10'6" (3.20m) dining room end. A fabulous light and spacious open plan room. Quality laminate wood effect flooring. Radiator. Inset LED spotlights to ceiling. Telephone point. Television aerial point. uPVC double glazed double opening doors, with matching full height side window, provide access to:

### **BALCONY TERRACE**

Enjoying fine outlook over neighbouring area and beyond.

From lounge/dining room, uPVC double glazed double opening doors, with matching full height side windows, provide access to:

### **CONSERVATORY/SUN LOUNGE**

16'6" (5.03m) maximum x 9'10" (3.0m). Again a spacious room. Tiled flooring. Power and light. uPVC double glazed windows and door providing access and outlook to rear garden.

From dining area, glass panelled exposed wood door leads to:

### **KITCHEN**

10'6" (3.20m) x 7'4" (2.24m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Ceramic 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double oven/grill. Five ring gas hob with filter/extractor hood over. Integrated dishwasher. Integrated fridge. Integrated freezer. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect. Feature archway opens to:

### **SIDE LOBBY**

uPVC double glazed window to side aspect. uPVC double glazed door provides access to side elevation. Door to:

### **SHOWER/CLOAKROOM**

A matching white suite comprising good size tiled shower enclosure with fitted electric shower unit. Low level WC. Wash hand basin with modern style mixer tap. Tiled wall surround. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed windows to both side and rear aspects.

### **FIRST FLOOR LANDING**

Thermostat control panel. Smoke alarm. Access, via retractable wooden ladder, to insulated and boarded roof space with double glazed Velux window to rear aspect. uPVC double glazed window to side aspect with pleasant outlook over neighbouring trees. Storage cupboard housing boiler serving central heating and hot water supply (installed 2023). Exposed wood door leads to:

### **BEDROOM 1**

11'0" (3.35m) x 10'6" (3.20m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, exposed wood door leads to:

### **BEDROOM 2**

11'0" (3.35m) x 8'10" (2.69m) excluding door recess. Telephone point. Radiator. uPVC double glazed window to front aspect with fine outlook over neighbouring area and countryside beyond.

From first floor landing, exposed wood door leads to:

### **BEDROOM 3**

9'0" (2.74m) maximum x 7'10" (2.39m) maximum ('L' shaped room). Radiator. uPVC double glazed window to front aspect again with fine outlook over neighbouring area and countryside beyond.

From first floor landing, exposed wood door leads to:

### **BATHROOM**

A matching white suite comprising 'P' shaped panelled bath with central mixer tap, fitted mains shower unit over including separate shower attachment and curved glass shower screen. Low level WC. Feature circular shape wash hand basin with modern style mixer tap. Tiled wall surround. Tiled floor. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

Directly to the front of the property is a triple width driveway providing parking for approximately three vehicles, subject to side, part of which provides access to:

### **GARAGE**

16'10" (5.13m) x 7'10" (2.39m). Power and light. Water tap. Electric meter, gas meter and electric consumer unit. Up and over door providing vehicle access.

From the driveway steps lead to a gravelled section of garden with access to front door. Raised flower/shrub bed. To the left side elevation of the property is a patio and pathway with timber framed pergola leading to the rear garden which consists of an attractive raised paved patio with side steps leading to the top section of garden which again consists of a patio area and shrub bed. The rear garden is enclosed to all sides.

### **TENURE**

FREEHOLD

## MATERIAL INFORMATION

Construction Type: Brick and block

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band D (Exeter)

## 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 3<sup>rd</sup> exit into Wrefords Drive and take the 1<sup>st</sup> left into Wrefords Link where the property in question will be found 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 check 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 check 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.

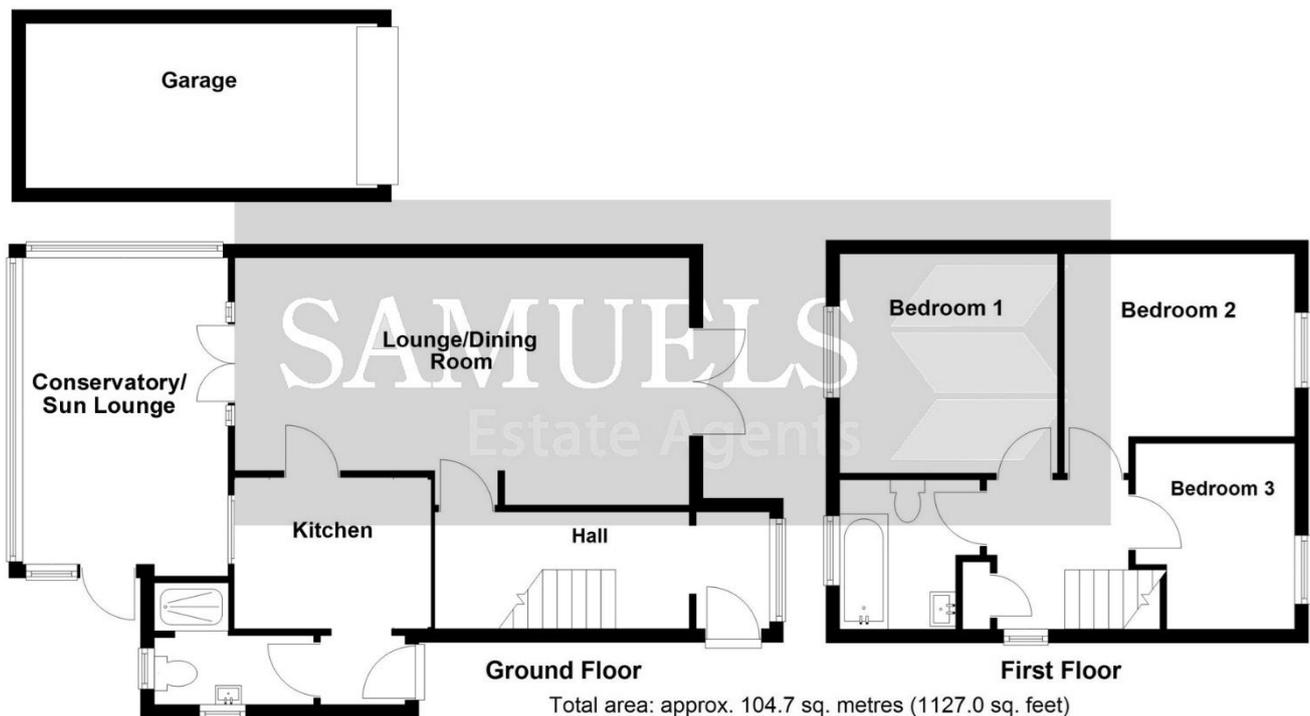
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0925/9037/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		