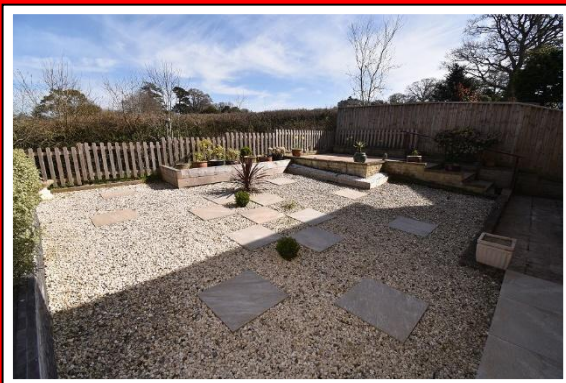




**15 WREFORDS DRIVE
EXETER
DEVON
EX4 5AU**



GUIDE PRICE £400,000 FREEHOLD



A light and spacious detached family home occupying a highly convenient position providing good access to St Davids mainline railway station, countryside walks and Exeter city centre. Presented in good decorative order throughout. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Well proportioned lounge/dining room. Kitchen/breakfast room. Private driveway. Garage. Enclosed rear garden enjoying a high degree of privacy. Gas central heating. uPVC double glazing. Fine outlook and views over neighbouring area and beyond. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive part obscure uPVC double glazed front door, with matching side panel, leads to:

RECEPTION HALL

Radiator. Telephone point. Stairs rising to first floor. Large understair recess. Door to:

LOUNGE/DINING ROOM

21'10" (6.65m) x 12'4" (3.76m) maximum reducing to 10'6" (3.20m) dining room end. A light and spacious room with contemporary wall mounted living flame effect electric fire. Radiator. Television aerial point. uPVC double glazed window to front aspect. uPVC double glazed sliding patio doors providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

16'4" (4.98m) x 10'4" (3.15m) maximum reducing to 8'8" (2.64m). A well proportioned room fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Ample space for table and chairs. Radiator. Wall mounted boiler serving central heating and hot water supply. Two uPVC double glazed windows to rear aspect with outlook over rear garden. uPVC door provides access to side elevation.

FIRST FLOOR LANDING

Linen cupboard with fitted shelf. Access, via pull down aluminium ladder, to insulated and part boarded roof space. Door to:

BEDROOM 1

12'2" (3.71m) x 10'10" (3.30m). Radiator. uPVC double glazed window to front aspect with fine outlook over neighbouring area and countryside beyond. Door to:

ENSUITE SHOWER ROOM

Comprising tiled shower enclosure with fitted electric shower unit. Wash hand basin. Low level WC. Radiator. Tiled floor. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) into wardrobe space x 10'10" (3.30m). Radiator. Two built in double wardrobes. uPVC double glazed window to rear aspect with pleasant outlook over rear garden, neighbouring countryside and beyond.

From first floor landing, door to:

BEDROOM 3

10'4" (3.15m) x 8'2" (2.49m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

BEDROOM 4

11'2" (3.40m) maximum reducing to 7'2" (2.18m) x 8'0" (2.44m) maximum. Radiator. uPVC double glazed window to rear aspect again offering fine outlook over rear garden, neighbouring countryside and beyond.

From first floor landing, door to:

BATHROOM

Comprising panelled bath with fitted electric shower unit over and glass shower screen. Wash hand basin. WC. Radiator. Part tiled walls. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance with various maturing shrubs and plants including Palm. A driveway provides parking for approximately two vehicles in turn providing access to:

SINGLE GARAGE

16'8" (5.08m) x 8'4" (2.54m). With power and light. Up and over door providing vehicle access. Electric and gas meters.

To the right side elevation is a paved pathway which in turn provides access to the rear garden which enjoys a high degree of privacy whilst consisting of an attractive raised paved patio with the majority of the rest of the garden laid to decorative stone chippings for ease of maintenance. Side flower/shrub beds. Water tap. Enclosed to all sides.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Three voice & data limited, O2 and Vodafone voice & data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard & Superfast

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk
Mining: No risk from mining
Council Tax: Band E (Exeter)

DIRECTIONS

From city centre clock tower roundabout take the turning into New North Road and continue down which connects to Cowley Bridge Road. Proceed along, passing the petrol filling station, and continue along. At the mini roundabout take the 3rd exit up into Wrefords Drive, continue up the hill and the property in question will be found on the left 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.

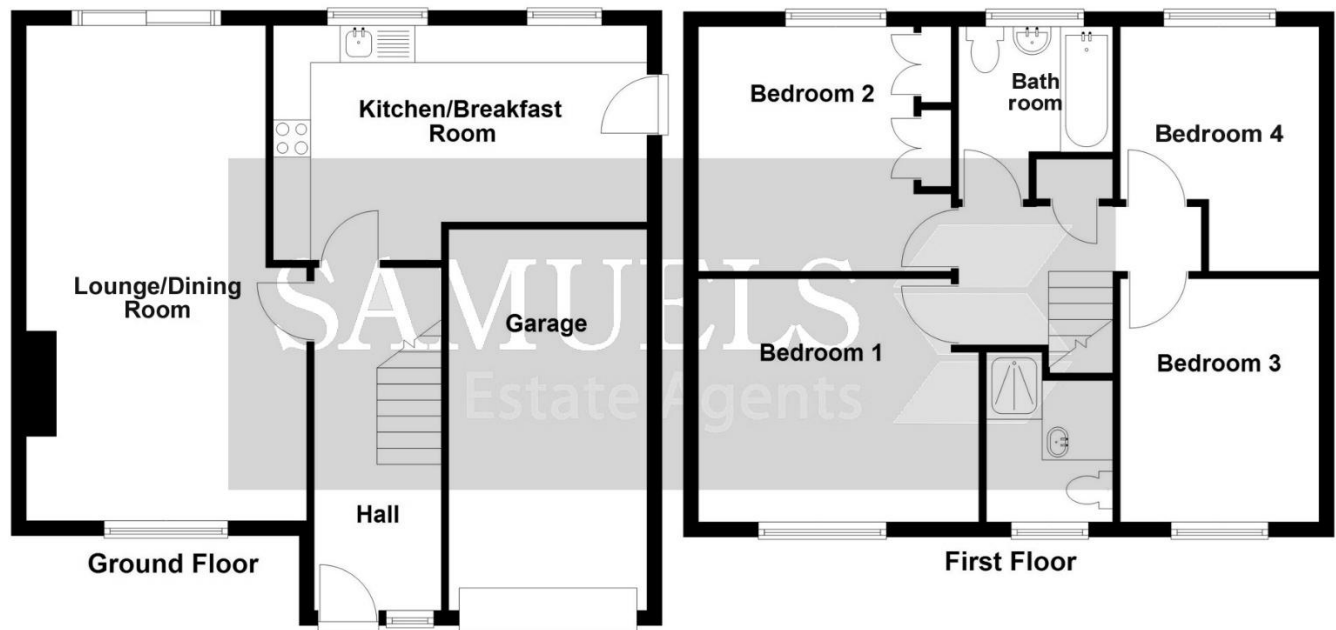
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/AV



Total area: approx. 115.5 sq. metres (1243.1 sq. feet)
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		