

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



£350,000 FREEHOLD



An opportunity to acquire a much improved and modernised split level detached family home occupying a delightful cul-de-sac position whilst within close proximity to Exeter city centre. Presented in good decorative order throughout. Three good size bedrooms. Modern bathroom. Sitting room. Modern kitchen/dining room. Gas central heating. uPVC double glazing. Private driveway. Garage. Enclosed lawned rear garden enjoying a high degree of privacy. Fine outlook and views over neighbouring area and countryside beyond. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Large covered entrance. Security light. Attractive composite front door leads to:

RECEPTION HALL

Radiator. Cloak hanging space. Stairs leading to first floor. Stairs leading down to lower ground floor. Door to:

BEDROOM 3

8'10" (2.69m) x 9'0" (2.74m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring green.

LOWER GROUND FLOOR HALLWAY

Telephone point. Door to:

SITTING ROOM

13'10" (4.22m) x 11'8" (3.56m). A light and spacious room. Radiator. Raised hearth with living flame effect gas stove. Television aerial point. uPVC double glazed sliding patio doors providing access and outlook to rear garden. Large opening to:

KITCHEN/DINING ROOM

19'0" (5.79m) x 10'8" (3.25m) maximum reducing to 9'0" (2.74m). A quality modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted AEG double oven/grill. AEG electric hob with glass splashback and filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Wine rack. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. Ample space for table and chairs. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR FULL LANDING

Smoke alarm. Access to roof space. Deep storage cupboard. Linen cupboard with fitted shelf also housing boiler serving central heating and hot water supply. Door to:

BEDROOM 1

11'8" (3.56m) excluding wardrobe space x 11'4" (3.45m). Radiator. Built in double wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and countryside beyond.

From first floor landing, door to:

BEDROOM 2

11'10" (3.61m) x 8'8" (2.64m) excluding door recess. Radiator. uPVC double glazed window to rear aspect again with outlook over rear garden, neighbouring area and countryside beyond.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising 'P' shaped panelled with modern style mixer tap, fitted mains shower unit over, glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Fitted mirror. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is a neat shaped area of lawn with flower/shrub bed. Access to front door. A private driveway provides parking for vehicle in turn providing access to:

GARAGE

17'0" (5.18m) maximum x 8'8" (2.64m). Power and light. Additional storage space over mezzanine floor. Electric meter. Gas meter. Window to side aspect. To the right side elevation of the property is a side gate with steps and pathway, with water tap, leading to the rear garden.

The rear garden is a particular feature of the property enjoying a high degree of privacy consisting of an area of lawn. Paved patio. Maturing flower/shrub bed. Two raised vertical beds. Outside lighting. Double power point. Enclosed to all sides. The rear garden also enjoys a south easterly aspect.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick and block

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard and Superfast
Flood Risk: River & sea – Very low risk, Surface water – Very Low 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 3rd exit into Wrefords Drive then 1st right into Wrefords Close.

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.

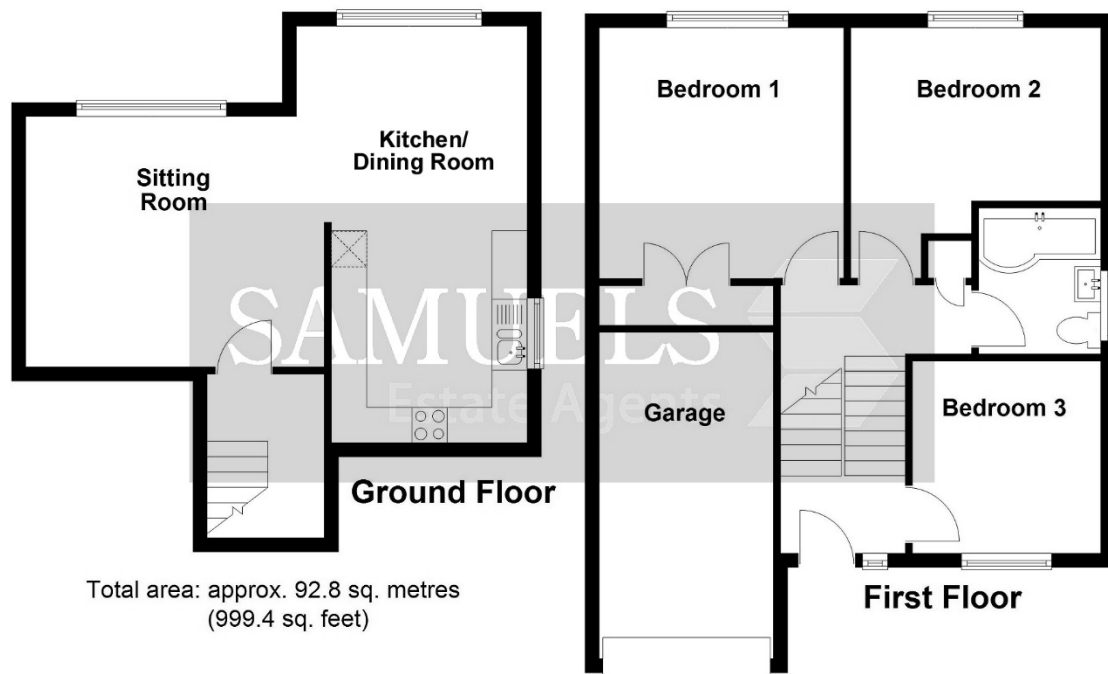
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8929/AV



Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |