



**54A WREFORDS LANE
EXETER
DEVON
EX4 5BS**



GUIDE PRICE £350,000 FREEHOLD



An opportunity to acquire a much extended and improved detached bungalow situated within this popular residential location providing good access to Exeter city centre. Well proportioned accommodation. Three good size bedrooms. Ensuite bathroom to master bedroom. Sitting room. Kitchen/breakfast room. Shower/wet room. Gas central heating. uPVC double glazing. Private driveway providing ample parking for numerous vehicles. Good size lawned rear garden. Requiring a degree of modernisation. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door leads to:

RECEPTION HALL

Obscure uPVC double glazed window to side aspect. Smoke alarm. Radiator. Telephone point. Access to roof space. Open plan to:

KITCHEN/BREAKFAST ROOM

12'6" (3.81m) x 10'0" (3.05m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Circular bowl single drainer sink unit with mixer tap. Fitted electric oven/grill. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for slimline dishwasher. Space for upright fridge freezer. Space for table and chairs. Upright storage cupboard housing boiler serving central heating and hot water supply. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window and door providing access and outlook to side garden.

From reception hall, door to:

SITTING ROOM

14'0" (4.27m) x 11'10" (3.61m) maximum. Radiator. Inset wood burning stove with raised hearth. uPVC double glazed window to side aspect. Door leads to:

BEDROOM 1

20'10" (6.35m) maximum reducing to 13'4" (4.06m) x 15'6" (4.72m) maximum. A well proportioned room. Radiator. Access to roof space. Two wall light points. Television aerial point. uPVC double glazed window to side aspect. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden. Door to:

ENSUITE BATHROOM

9'4" (2.84m) x 7'0" (2.13m). Comprising tiled panelled bath with modern style mixer tap including shower attachment and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Tiled floor. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

BEDROOM 2

13'10" (4.22m) x 11'0" (3.35m) maximum into wardrobe space. Two wall light points. Built in double wardrobe. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 3

13'10" (4.22m) x 9'10" (3.0m). Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

SHOWER/WET ROOM

6'6" (1.98m) x 5'10" (1.78m). Comprising wall hung wash hand basin. WC. Fitted electric shower. Tiled wall surround. Radiator. Obscure uPVC double glazed window to side aspect.

OUTSIDE

The property is approached via a pillared entrance leading to a private driveway providing parking for numerous vehicles. Pathway leads to the front/side door. Directly to the front of the property is a shaped area of lawn with various maturing shrubs, plants and trees. To the right side elevation is a concrete pathway providing disabled access with outside light and water tap. Area of lawn and raised timber decked terrace providing access to the rear garden. The rear garden consists of a raised timber decked terrace, with inset lighting, external power points and outside lights, leading to a shaped area of lawn. Various maturing shrubs, plants and trees.

TENURE

Freehold

COUNCIL TAX

Band D

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 at the mini roundabout take the 3rd exit up into Wrefords Drive which connects to Wrefords Lane, 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 checks on 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 surveyors 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.

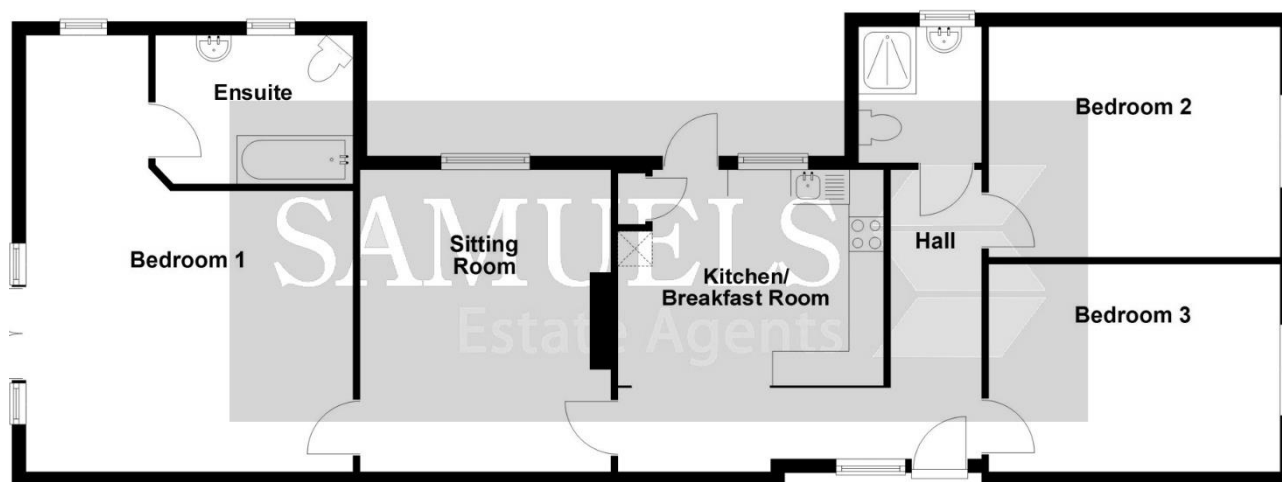
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1025/8804/AV



Total area: approx. 100.4 sq. metres (1081.2 sq. feet)

Floor plan for illustration purposes only – not to scale



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