



Wrefords Lane, Exeter, EX4 5BS

£300,000

Greenacres is a three-bedroom house located in a quiet and sought-after residential area on the outskirts of Exeter. This spacious home offers a perfect blend of modern living and convenience, with bright and airy interiors, a large private rear garden, communal gardens, off-street parking and garage.

Winkworth

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Description:

The property is ideal for families, first-time buyers, or those seeking a home in a peaceful yet well-connected location.

The Property:

Entrance Hall: A welcoming entrance hall with space for coats and shoes, leading to the main living areas.

Living/Dining Room: Very Spacious living room with large windows offering plenty of natural light. This bright and airy room is perfect for both relaxation and family gatherings. The dining area comfortably accommodates family meals and has direct access to the garden.

Kitchen: Kitchen fitted with a range of wall and base units, ample storage. Room for a stand alone oven, washing machine and fridge freezer.

Stairs rising to the first floor:

Bedroom One: A double bedroom with space for wardrobes and additional furniture, providing a peaceful retreat.

Bedroom Two: Another double bedroom, ideal for use as a guest room or children's room.

Bedroom Three: A well-sized single bedroom, perfect for use as a home office, nursery, or study.

Family Bathroom: Panelled bath with overhead shower, washbasin, and low level WC.

Outside:

Rear Garden: A good sized rear garden, perfect for families and those who enjoy spending time outdoors. There is ample space for garden furniture, children's play equipment, and the potential to create an outdoor entertaining area.

Front Garden & Parking: A front garden area. Close to the property is the garage with up and over door.

Agents Note - There is an Estate Management Charge of £716.60pa payable to Greenacre Management Limited.

Location:

Greenacres is located on Wrefords Lane, a quiet residential street on the edge of Exeter. The property benefits from easy access to local amenities, including shops, schools, and parks, while Exeter city centre is just a short drive away. The area is also well-served by public transport links, with regular bus services into the city and beyond. For those who enjoy the outdoors, the nearby countryside provides plenty of opportunities for walking, cycling, and recreation.



At a glance....

Three Bedroom Terraced House
Spacious Living/Dining Room:
Modern Kitchen
Family Bathroom
Large Rear Garden
Gas Central Heating
Communal Gardens
Off-Street Parking
Garage
Quiet Location

PROPERTY INFORMATION:

Freehold
Council Tax Band: C
Mains Electric, Gas, Water and Drainage

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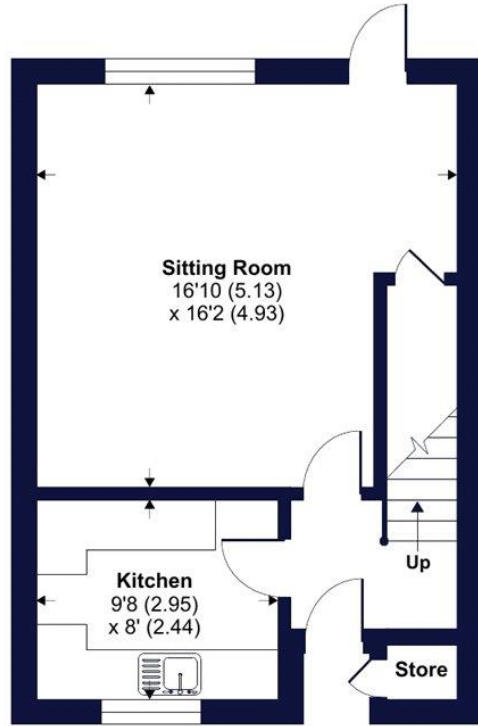
Broadband: Superfast Broadband is available (checked on Openreach) with fibre to the cabinet.

Mobile: We understand that full mobile coverage is available (checked on Ofcom)

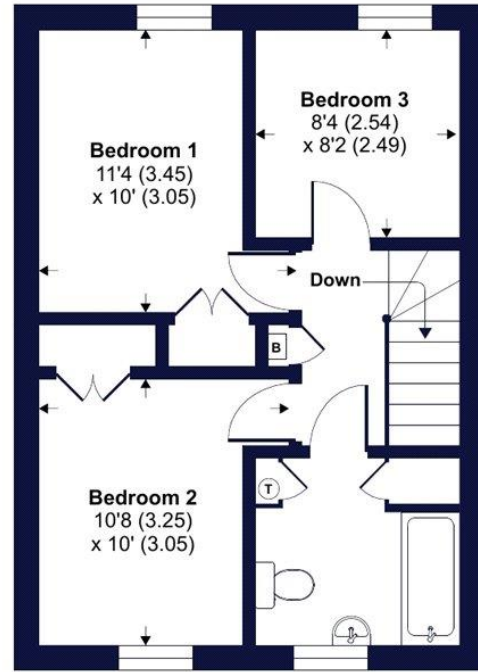
Greenacres, Wrefords Lane, Exeter, EX4

Approximate Area = 806 sq ft / 74.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1198084

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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