

1 Greenacres, Wrefords Lane, Exeter, EX4 5BS



This delightful and well presented three bedroom bungalow sits in a fantastic location with an easy commute into the City Centre. The property is well maintained and offers flexible accommodation making a perfect downsize. The accommodation comprises of Entrance Hall, Kitchen, Lounge/Dining Room, Three Double Bedrooms (includes master with en-suite toilet) and Bathroom. The property benefits from a private, south facing garden to be enjoyed all year round, communal gardens and a garage with parking to the front. No onward chain.

Asking Price £310,000

Freehold

DCX02032

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via wooden front door. Side aspect uPVC double glazed window. Doors to the kitchen, lounge, bedroom two, bedroom three and bathroom. Understairs storage cupboard. Telephone point. Cove ceiling. Turning staircase to the first floor landing. Radiator.



Kitchen 12' 3" x 10' 6" (3.73m x 3.20m)

Side and rear aspect uPVC double glazed windows. Fitted range of eye and base level units with sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Concealed wall mounted boiler. Electric cooker point. Plumbing for washing machine. Further appliance space. Cove ceiling. Radiator.



Lounge/Dining Room 13' 11" x 20' 5" (4.24m x 6.22m)

Twin rear aspect uPVC double glazed windows with view over the private garden. Electric fireplace. TV point. Cove ceiling. Serving hatch to the kitchen. uPVC double glazed door to the garden. Two radiators. Dining area.



Bedroom Two 13' 9" x 11' 3" (4.19m x 3.43m)

Dual aspect uPVC double glazed windows. Built in wardrobes with hanging space and shelving. Cove ceiling. Radiator.



Bedroom Three 12' 3" x 11' 3" (3.73m x 3.43m)

Side aspect uPVC double glazed window. Cove ceiling. Radiator.



Bathroom

Side aspect frosted uPVC double glazed window. Three piece suit comprising panel enclosed bath with mixer tap and hand held shower above. Low level WC. Wash hand basin. Part tiled walls. Shaver point. Cupboard with water tank and shelving. Radiator.



First Floor Landing

Front aspect uPVC double glazed window. Door to en-suite toilet. Access to:

Bedroom One 25' 2" x 11' 6" (7.66m x 3.50m)

Rear aspect uPVC double glazed window. Triple built in wardrobes with hanging space and shelving. Radiator.



En-suite Toilet

Low level WC. Wash hand basin. Part tiled walls. Shaver point. Extractor. Storage cupboard housing water tank.

Garage 16' 11" x 7' 11" (5.15m x 2.41m)

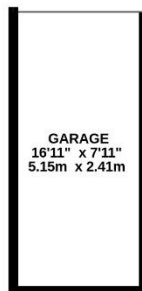
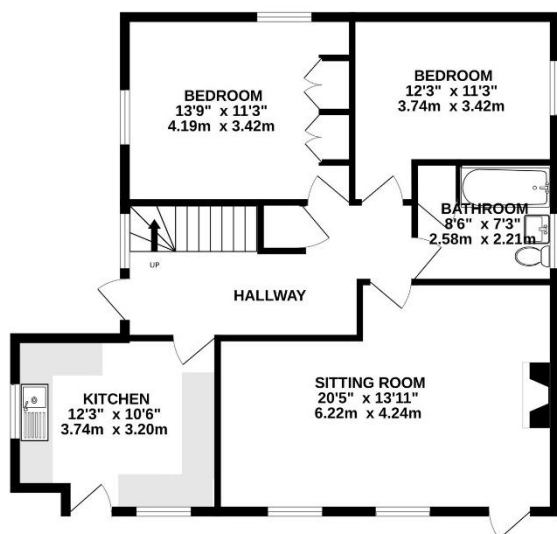
Situated to the side of the property. Metal up and over door. Head high storage. Parking for one vehicle in front.

Rear Garden

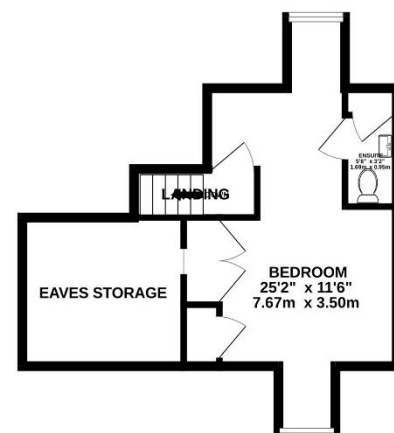
Private enclosed by brick wall. Paved seating area. Mature trees and shrubs. Gate to the communal gardens, large lawned area.



GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 1307 sq.ft. (121.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		