



Wardrew Road, Exeter, EX4 1EZ

A fantastic four bedroom family home on a sought after road in the popular area of St Thomas. The property has been a much loved family home for many years and has been beautifully improved and maintained.

Winkworth

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Description....

A spacious and well-presented bay fronted house. The property has been beautifully maintained and improved by the current owners who have also added a wonderful loft conversion with separate shower room. This spacious property has two generous reception rooms with a separate kitchen. The first floor benefits from three bedrooms plus bathroom with access to the top floor bedroom and shower room. Outside there is a well-stocked garden with off street parking and charge point to the front, shared driveway & garage to the rear.

ENTRANCE HALL: Under stairs storage cupboard. Wooden staircase to first floor. Radiator.

SITTING ROOM: A pleasant, light and spacious sitting room with large bay window to the front. Gas fire with wood mantle over, picture rails, radiator and TV point.

DINING ROOM: A spacious room with French doors out onto the patio area. Picture rail and radiator.

KITCHEN: The kitchen area enjoys an extensive range of floor and wall mounted cupboard and drawer units with work surface over. Four ring gas hob with extractor hood above and matching double oven beneath. Single drainer stainless steel sink unit with mixer tap over. Wall mounted boiler, radiator. Windows to the side and rear. Double glazed door to rear garden. Outside the kitchen there are two useful outside storerooms, one is currently housing the washing machine.

BEDROOM ONE: A generous double bedroom with bay window to the front. Picture rail and radiator.

BEDROOM TWO: A double bedroom with double glazed window to the rear overlooking the garden. Picture rail and radiator.

BEDROOM FOUR: Double glazed bay window to the front. Picture rail and radiator.

BATHROOM: A quality white suite comprising of a large panel bath with mains shower over and glass screen; wash hand basin with mono tap with vanity unit below, low level WC. Heated towel rail. Tiled flooring. Obscure double glazed window to rear aspect.

Turning stairs to loft conversion.

BEDROOM THREE: A good size double room with double glazed Dormer window to the rear with views towards the city. Radiator.

SHOWER ROOM: Tiled shower cubicle shower. Low level WC, pedestal wash hand basin, heated towel rail. Velux roof light.

OUTSIDE: The current owners have created a useful off street parking area with charge point. The pleasant rear garden enjoys a sunny aspect. It has a reasonable degree of privacy and array of small trees and plants. Patio area with outside tap, outside electrical sockets and lighting. Three sheds with electricity. Gate for pedestrian access to the garage. Garage with electric up and over door.



At a Glance....

- Highly Sought-After Period Property
- Character Features
- Loft Conversion
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Sunny Aspect Garden
- Off Street Parking
- Garage

PROPERTY INFORMATION:

- Freehold
- Council tax band: C
- Mains electric, gas, water and drainage.



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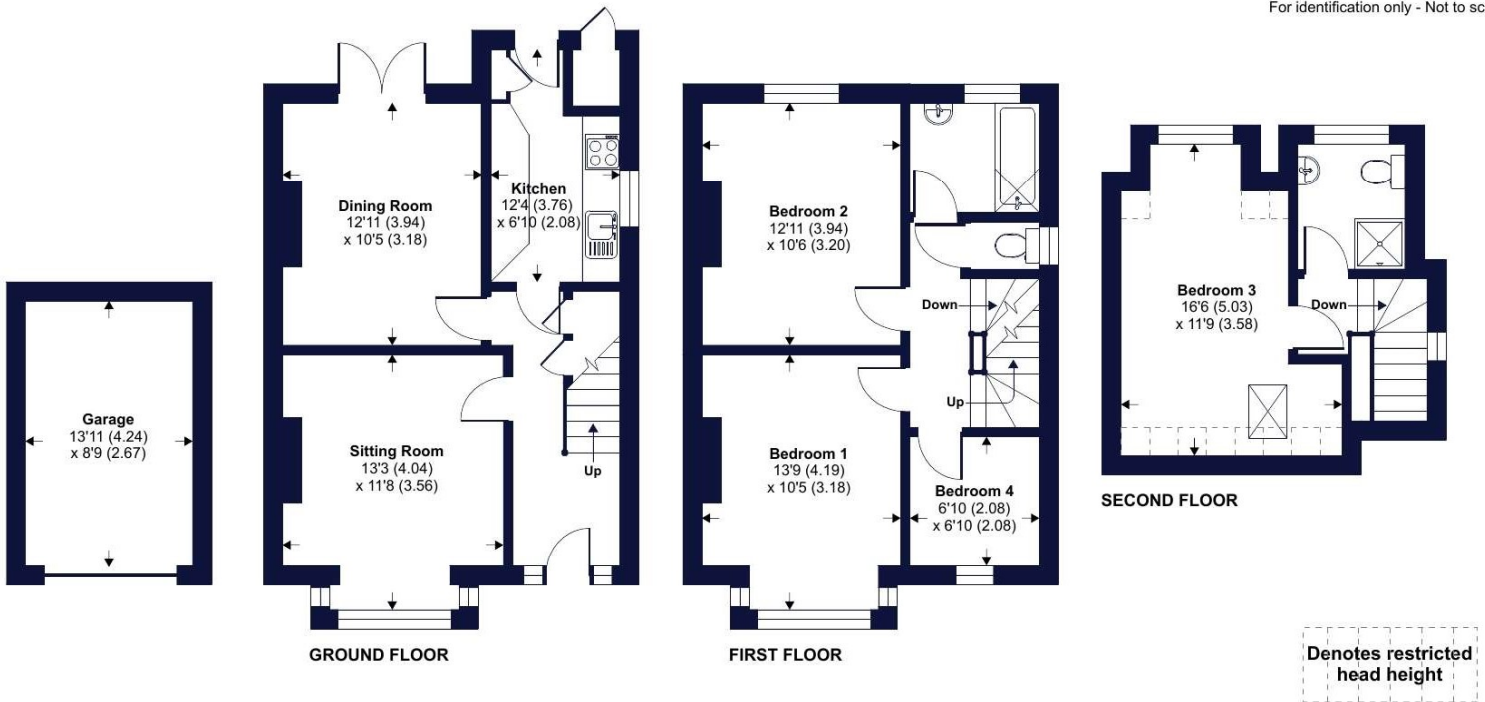
Approximate Area = 1129 sq ft / 104.8 sq m

Limited Use Area(s) = 22 sq ft / 6.7 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 1274 sq ft / 118.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Winkworth. REF: 974331

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(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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