



Wardrew Road, Exeter, EX4 1EZ

This three-bedroom semi-detached family home is not one to miss. Located on one of the most sought-after roads in the popular St Thomas area. There is a large living area, off-road parking and lovely rear garden. Offered to the market with NO ONWARD CHAIN.

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Description....

Ground floor:

The property is accessed via an enclosed porch with space for coats and boots. The downstairs W/C is located off the downstairs hallway.

The spacious sitting room is located at the front of the property. The large bay window overlooks the front aspect, flooding the room with natural light. The room features carpet flooring, gas fire, radiator, and TV point.

The dining room is set in between the sitting room and conservatory in semi-open plan with open doorways providing access to both rooms. Carpet flooring, feature fireplace and radiator.

The kitchen enjoys a range of floor and wall mounted storage units with roll top work surface. The sink unit with mixer tap and drainer is integral, further space for a standalone fridge freezer, cooker and washing machine.

The conservatory overlooks the private rear garden and provides direct access through double French doors.

First floor:

The main bedroom is a good size double which overlooks the front aspect through a large bay window. Carpet flooring, integral storage units and radiator.

Bedroom two is a further double with double glazed window to the rear overlooking the garden. Carpet flooring, radiator.

Bedroom three with glazed window overlooking the front. Carpet flooring radiator.

The family bathroom comprises of a large panel bath with mains shower over and glass screen and wash hand basin. There is a separate W/C.

Outside:

The large private garden provides a special place to enjoy all year round. The patio area is located directly behind the conservatory, it is laid with stone slabs and provides a space to use in all weather.

The rest of the garden is laid to lawn with a path running through the middle. It enjoys plenty of mature trees and shrubs including multiple fruit trees.

The property has a private driveway with off-street parking. There is an additional shared driveway providing access to the single garage and side access to the rear garden..

Location:

St Thomas is a residential area located on the west side of the river within walking distance of Exeter St David's train station and Exeter university makes the area very popular. There are amenities such as food stores, health centres, schools, and regular bus links to the city centre.



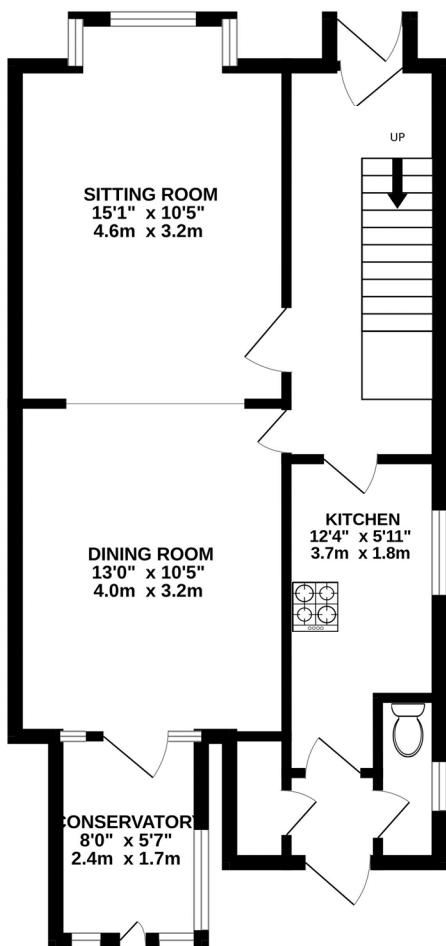
At a glance

- No onward chain
- Semi-detached
- Three bedrooms
- Two reception rooms
- Large private rear garden
- Off-road parking space
- Single garage
- EPC: C

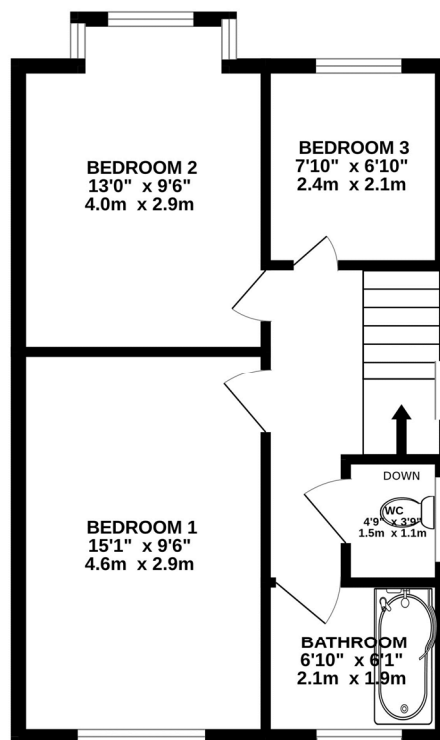
PROPERTY INFORMATION:

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

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(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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