



Wrefords Lane, Exeter, EX4 5BS

Guide Price: £275,000

A rare opportunity to purchase a beautifully presented two double bedroom maisonette in a gorgeous period building with designated parking, communal gardens, and stunning views over the city.

Winkworth

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Description

Entrance hall with a beautiful staircase with wooden bannisters leading up to the first floor.

First floor:

The good size sitting room benefits from a high ceiling, karndean flooring and double sash windows overlooking the surrounding countryside. All of the combines to provide a welcoming space to relax and enjoy.

The modern kitchen comprises of a mixture of wall and base storage units with white quartz roll top work surfaces. Built in appliances include a washing machine, dishwasher, fridge/freezer, wine chiller, five ring gas hob, extractor fan, sink/drainer with mixer tap and karndean flooring.

Bedroom two is a large double bedroom with triple sash windows overlooking the communal gardens.

The bathroom comprises of slate flooring, bath, stand in shower cubicle, low level W/C and wash basin.

Second floor:

The main bedroom is a very large double bedroom with dual windows overlooking the front and rear aspect, the walk-in wardrobe provides a large storage space.

The office/bedroom three is a further flexible space with is currently used as a home office and guest bedroom.

Outside:

The property has a private terraced patio area leading onto the communal garden. The large communal garden is mostly laid to lawn with multiple trees.

The property has two off-road parking spaces, there is plenty of visitor parking.

The property also comes with a private single garage.

Location:

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



At a glance...

- Two double bedroom maisonette
- Beautifully presented throughout
- Large modern kitchen
- Sitting room
- Office/bedroom three
- Private garage
- Off-road parking
- Communal gardens

PROPERTY INFORMATION:

Council Tax Band: C

Services: Mains electric, water, drainage and gas.

Tenure:

The property is leasehold with 999 years from 25 March 1982. The cost of maintenance of the communal entrance area and outside of the section of the building is shared 50/50 with the ground floor flat who is also the freeholder. Ground rent is £10 per annum.

The property owner also will own a share of the freehold of the development which includes the communal outside areas and garden. The service charge is £270 payable every six months, which includes the maintenance of the areas and a sinking fund.

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)

Restrictive covenants: There are restrictive covenants on this property, please contact us for more information.

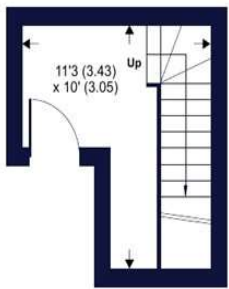
Greenacres, Wrefords Lane, Exeter, EX4

Approximate Area = 1287 sq ft / 119.5 sq m (excludes void)

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Total = 1353 sq ft / 125.6 sq m

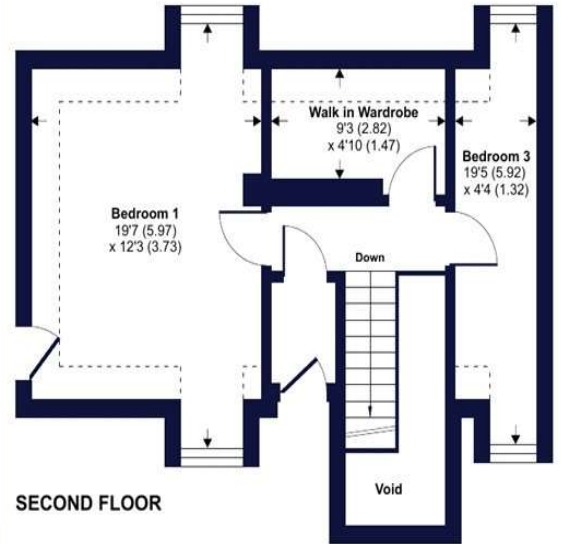
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Winkworth. REF: 1036010

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(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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