



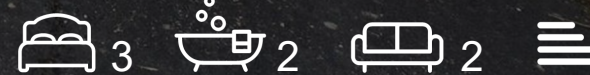
FRANCIS LOUIS

Residential



Wrefords Link, Exeter, EX4 5AX

Price Guide £300,000





Wrefords Link Exeter, EX4 5AX

Guide Price £300,000 to £325,000 - This charming 3-bedroom detached home is nestled on the edge of Exeter, offering a perfect blend of suburban tranquility and city convenience.

Upon entering, you are greeted by a spacious lounge that serves as the heart of the home. Natural light streams in through the windows, creating a warm and inviting atmosphere. Adjacent to the lounge is a dedicated dining room, perfect for family gatherings and entertaining guests. The kitchen is thoughtfully designed, boasting modern amenities and ample counter space for culinary enthusiasts.

The property features three well-proportioned bedrooms, providing comfortable and private spaces for the entire family. The bathroom is equipped with contemporary fixtures and fittings, offering a relaxing retreat after a long day. Additionally, there is a separate W/C for added convenience.

The home comes with a private drive, ensuring parking is hassle-free and providing security for your vehicles. The rear garden extends the living space outdoors, providing a tranquil escape for relaxation or outdoor activities. It's a perfect spot for gardening, al fresco dining, or simply enjoying the fresh air.

One notable advantage of this property is that it comes with no chain, streamlining the buying process for potential homeowners. This means that the transition to your new home can be swift and straightforward.

Overall, this 3-bedroom detached home on the edge of Exeter combines comfort, practicality, and convenience, making it an ideal residence for those seeking a balanced and fulfilling lifestyle.

Price Guide £300,000



Hallway

Double glazed door to the side aspect, storage cupboard, stairs to the first floor,

Lounge

A dual aspect room with double glazed windows and patio doors to the garden, feature fireplace and radiator, door to,

Dining Room

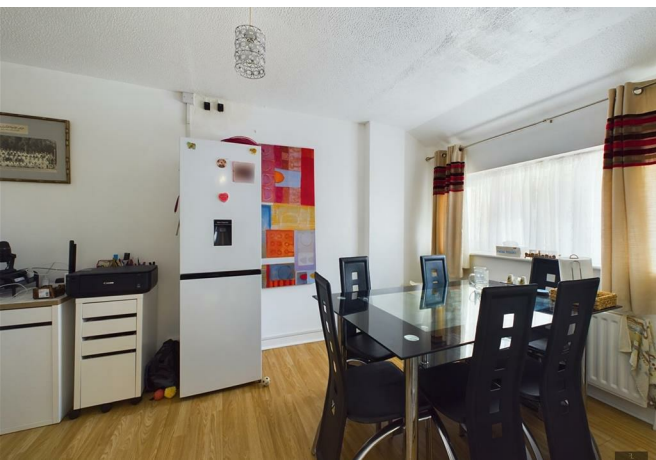
Double glazed window to the front aspect, radiator, doors to,

W/C

A low level w/c, a wash hand basin,

Kitchen

A range of matching floor and wall mounted kitchen units with a roll top worktop and drawer units, inset sink, integral oven and hob, space for washing machine, double glazed window to the front aspect.





Landing
Two storage cupboards, doors to,

Bathroom
A panel bath with shower over, a low level w/c, a wash hand basin, double glazed window to the front aspect.

Bedroom 1
Double glazed window to the front aspect, radiator,

Bedroom 2
Double glazed window to the rear aspect, radiator, wardrobe,

Bedroom 3
Double glazed window to the rear aspect, radiator,

Outside Front
There is a drive with parking for one car, a path leads to the front door,

Outside Rear
There is a patio area that leads to the lawn garden.

Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.

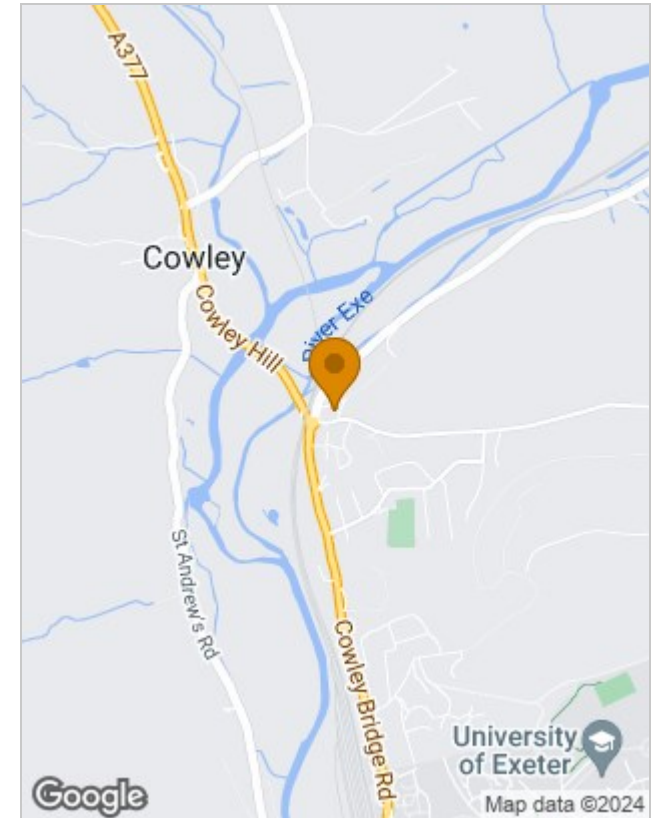




Floor Plans



Location Map



Energy Performance Graph

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

Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.