



94 Wrefords Lane, Exeter, EX4 5BS

Guide Price **£465,000**

94 Wrefords Lane

Exeter

- Extended spacious home
- Lovely views over the countryside
- 4/5 Double bedrooms
- Large open plan kitchen/lounge/diner
- Garden with decking area
- Edge of city location
- Loft conversion
- Ensuite to master bedroom
- Easily accessible to city centre & university

Wrefords Lane is situated on the very northern edge of Exeter, immediately next to open countryside giving super views across the River Exe and the hills beyond. It's within very easy access to St David's train station, the university and the city centre giving it the best of city and country life. The property underwent a transformation in 2020 with the addition of a large extension, incorporating a lovely open plan living/kitchen/dining space with an open aspect to the garden.

The kitchen area has a large array of grey units with integrated dishwasher and an under counter cooker with induction hob in the island. There is space for a large fridge/freezer along with a large pantry/utility cupboard and a door that leads to the side of the property. The kitchen opens up into the dining and living area with a bank of sliding doors that lead out to the patio and gives a lovely view over the garden. Also in the extended area is an office that could alternatively been used as the 5th double bedroom and a WC.





To the front of the property are two double bedrooms with bay windows and a further double bedroom to the side. The master bedroom has an ensuite shower room and the family bathroom has a stylish white suite bath. A stairway leads up to the attic room which would make a lovely office or studio and also offers a great storage space. The heating is gas central heating with a new boiler being fitted in 2020 and there is uPVC double glazing throughout. Outside to the front is a driveway, this could fit a narrow car and offers the opportunity to create a wider space if required. On street residents permit parking can be found on street outside. The front garden is laid to lawn with shrub borders and there is access both sides to the rear garden. At the rear, there is a large patio area, perfect for BBQs and outdoor dining and a further lawned area with a feature apple tree.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Exeter City 2025/26 – £2379.90

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Block/Brick

Listed: No

Conservation Area: No

Tenure: Freehold



Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

EXETER is the cathedral city and capital city of Devon. The city is on the River Exe about 37 miles (60 km) northeast of Plymouth and 70 miles (110 km) southwest of Bristol.

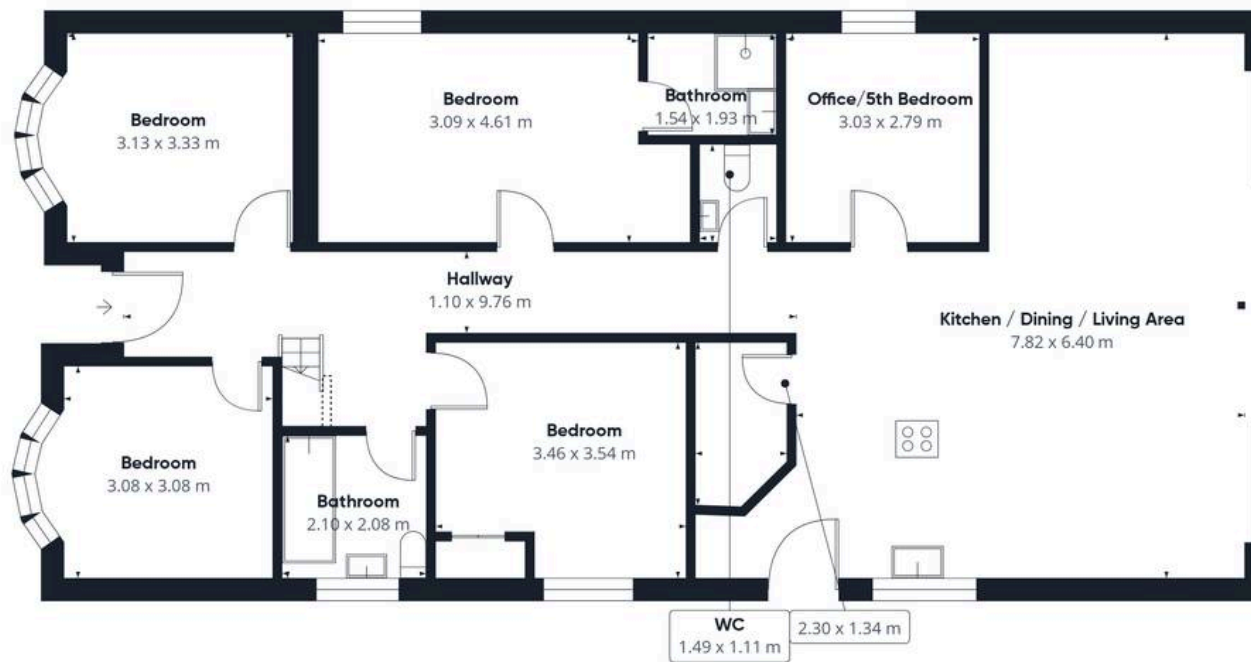
Exeter was the most south-westerly Roman fortified settlement in Britain. Exeter Cathedral was founded in the mid-11th century. During the late 19th century, Exeter became an affluent centre for the wool trade. After the Second World War, much of the city centre was rebuilt and is now considered to be a centre for modern business and tourism in Devon and Cornwall. Famed for its world class University.

DIRECTIONS : Wrefords Lane is located to the Norther end of Exeter off of Cowley Bridge Road, number 94 can be found to towards to the top of the hill on the right.

For Sat Nav: EX4 5BS

What3Words: ///human.eagle.fuels





Floor 0



Floor 1

Approximate total area⁽¹⁾

145.6 m²

Reduced headroom

1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.