



# WREFORDS CLOSE

EXETER, EX4 5AY



**Robert Williams**

SALES | LETTINGS | AUCTIONS



“ A delightful four bedroom detached family home in a sought after quiet cul de sac location with driveway parking ”.





# WREFORDS CLOSE

EXETER, EX4 5AY





**A spacious four bedroom detached family home providing flexible accommodation situated in a quiet cul-de-sac with good access in and out of Exeter. The property has a converted garage, driveway parking, private rear garden and overlooks the delightful communal green. No onward chain.**

## THE PROPERTY

The internal accommodation includes entrance hall, downstairs WC/cloakroom, sitting room, kitchen and conservatory. The garage has been converted creating a storage area to the front and utility room to the rear opening into the conservatory. To the first floor are four bedrooms and the family bathroom. Outside the property has a mature and well maintained rear garden, laid to lawn with mature bordering and a patio area accessed via double doors from the sitting room. There is side access to the garden

## THE LOCATION

Cowley is a popular residential area on the leafy outskirts of Exeter- close to the university but also minutes away from St David's Railway station and the countryside; Bernaville Nurseries is nearby, as are a local farm shop and horse-riding schools. Benefiting also from excellent transport links into town this property is ideally situated for those who wish to enjoy a mix of city & country living.

4  bedrooms 1  bathrooms  
2  receptions 2  car spaces

**Local Authority:** Exeter Council

**Council Tax Band:** E

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** D







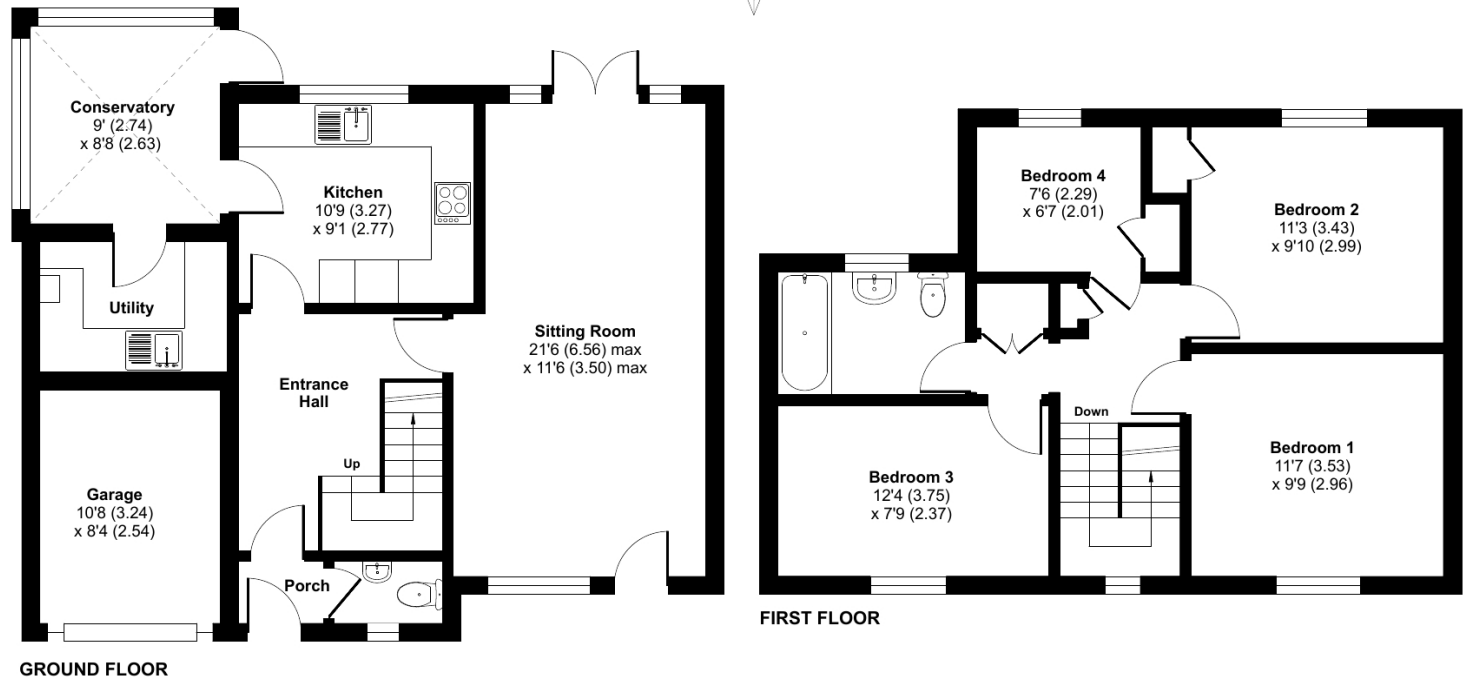
## Wrefords Close, Exeter, EX4

Approximate Area = 1179 sq ft / 109.5 sq m

Garage = 87 sq ft / 8 sq m

Total = 1266 sq ft / 117.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robert Williams Ltd. REF: 1270394



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.