



WREFORDS CLOSE

EXETER, EX4 5AY



Robert Williams

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“Improved and immaculately maintained by the current owners, this property is not to be missed”.



WREFORDS CLOSE

EXETER, EX4 5AY

Perfectly positioned in a quiet cul-de-sac, this immaculately presented 3-bedroom detached home combines a quality modern finish with nicely proportioned accommodation. The current owners have made numerous improvements which give the property added appeal, including an insulated/boarded loft space, solid oak doors throughout, engineered wood flooring and feature lighting.

Ideal for families or professionals, the location in Cowley provides excellent access to Exeter's city centre, local schools, University and transport links.

THE PROPERTY

A welcoming extended porch leads into the inner hallway with modern WC and doors to the kitchen and open plan living/dining room. The modern kitchen features generous storage and granite work surfaces, and comes equipped with an integrated undercounter fridge and freezer, double oven, induction hob with extractor above, and built-in microwave. There is also a useful built in breakfast bar, with granite top.

The spacious lounge features a gas fire and opens via French doors to the patio. The dining area has plenty of space for table and chairs, with a feature ceiling pendant light.

Upstairs, the property boasts three generously-sized bedrooms, all with fitted wardrobes and carpeted floors. The master bedroom overlooks the rear garden and communal green; the second offers countryside views to the North of the city. Additional there are two large storage cupboards accessed from the landing and while stylish LED lighting enhances the staircase. The attic, accessed via a loft ladder, is insulated, boarded, and fitted with Velux windows—providing excellent potential for conversion into a functional living space.





OUTSIDE

Outside to the front there is an attractive concrete driveway with parking for two cars, and a garage with an electric roller door, heater, space for washing machine and tumble dryer, and additional storage space. To the rear a paved patio area is ideal for outdoor entertaining. Steps lead to an upper terrace which is laid to lawn and has a rear gate leading to the communal green, which is ideal for exercising a dog or a children's play space.

The home also features double glazing, gas central heating, and an upgraded consumer unit installed in 2023. Overall, this property will enable a buyer to move in, without having to undertake any renovation or upgrading works.

THE LOCATION

Situated near Cowley Bridge, Wrefords Close is ideal for access to the City Centre and Exeter University, with the Streatham Campus being only a 30 minute walk away. The local bus stop is just around the corner and Exeter St David's train station is also within walking distance, or a short drive away. Other local amenities include a primary school, farm shop and nursery, with local supermarkets also just a short drive away.



3



bedrooms

1



bathrooms

2



receptions

3



car spaces

Local Authority:

Exeter City Council

Council Tax Band:

D

Tenure:

Freehold

Heating:

Gas Central Heating

Services:

Mains water and drainage

Energy Efficiency Rating:

C







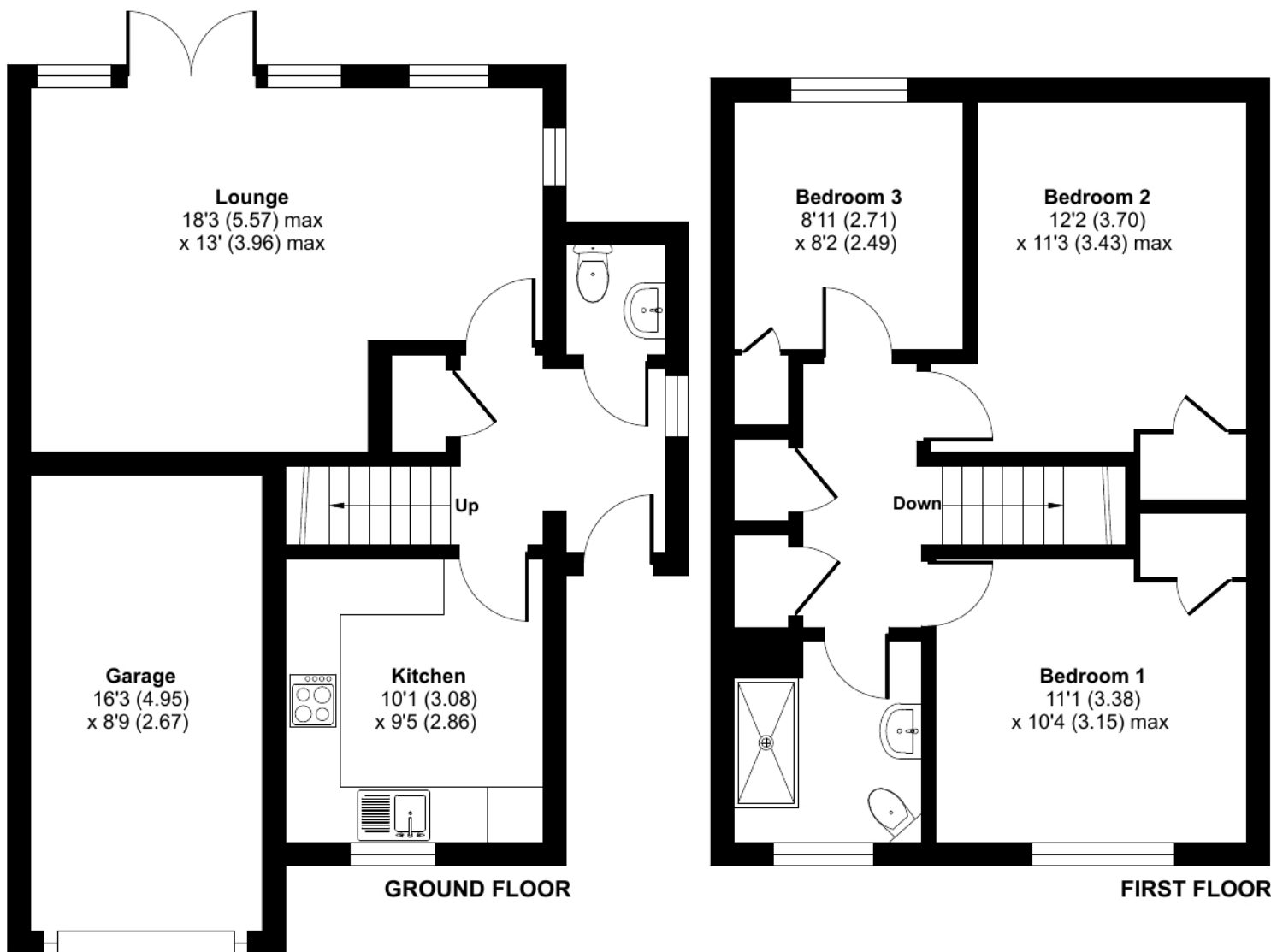
Wrefords Close, Exeter, EX4

Approximate Area = 896 sq ft / 83.2 sq m

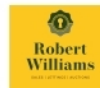
Garage = 134 sq ft / 12.4 sq m

Total = 1030 sq ft / 95.6 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). © nitchecom 2025. Produced for Robert Williams Ltd. REF: 1317709





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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.