



naomi j ryan
estate agents



Terraced House



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage



Front & Rear Gardens



Council Tax Band: C

£290,000 Freehold

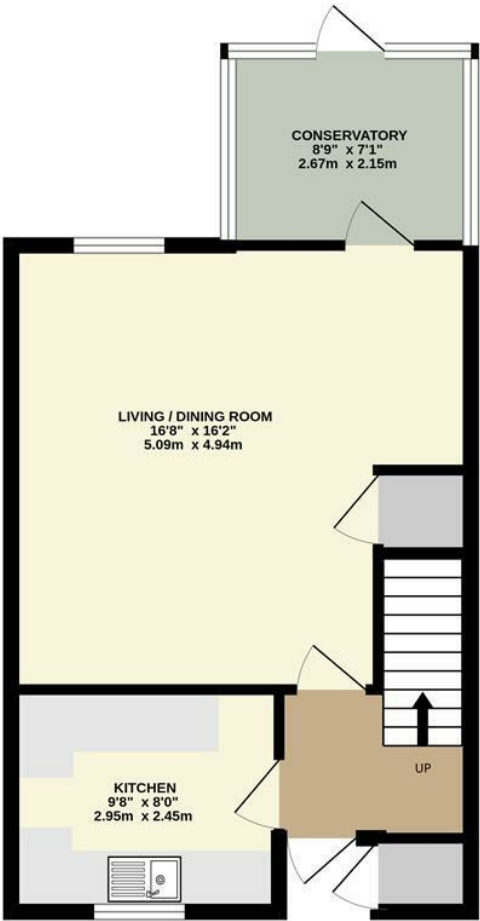


17 Greenacres Wrefords Lane,

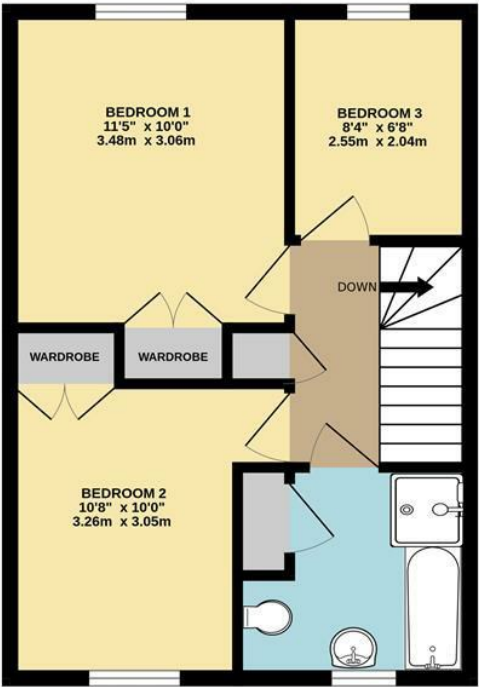
Cowley, Exeter, EX4 5BS

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

A beautifully presented three-bedroom house with a pleasant outlook over a communal green and located within the popular residential area of Cowley. Situated on the city's northern outskirts, and within two miles of the city centre, the property enjoys convenient access to a regular bus service, a well-stocked farm shop and St David's mainline railway station (Exeter to Paddington). Greenacres is a small development of houses and apartments set within delightful surroundings. With its edge-of-city position, it is the perfect spot for local woodland walks.

The spacious and well-presented accommodation comprises entrance hall, modern kitchen with views over the communal green to the front, a generous living/dining room with a useful understairs storage cupboard, a conservatory, three good-sized bedrooms, and a modern bathroom with a separate shower.

Outside is a delightful and well-maintained garden with a paved patio providing a pleasant seating area. Raised borders are planted with a variety of seasonal plants and shrubs. A door allows access to the single garage, located immediately to the rear of the house. The garage has an up-and-over door to the front and has power and light. To the front is an area of garden laid to lawn. The property overlooks a communal green to the front, this is laid mostly to lawn with a variety of mature trees. Visitors parking is also available within Greenacres.

Early internal viewing is highly recommended.

AGENTS NOTE

There is an Estate Management Charge of £716.60 payable to Greenacre Management Limited (run by Greenacre Residents).

MATERIAL INFORMATION

Construction notes: Cavity Wall.

Heating: Gas Central Heating

Utilities: Mains water, electricity, gas, and drainage.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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	



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.

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