

1 Wrefords Drive, Exeter, EX4 5AU



Cooksleys Estate Agents are delighted to bring to the market this very well presented three bedroom detached property in the popular location of Wreford's Drive, Exeter. This lovely property offers ample living accommodation comprising: entrance hall, spacious lounge-diner, modern fitted kitchen, three bedrooms and a modern fitted bathroom. The property further benefits from central heating, double glazing, a rear garden and a garage with space for parking in front. Viewings are highly recommended.

Asking Price £260,000 Freehold DCX02852

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The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.



THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via uPVC part glazed front door, with doors to lounge and kitchen, with under stairs storage cupboard, stairs to first floor landing, telephone point and radiator.

Lounge/Diner 22' 1" x 17' 8" (6.739m x 5.396m)

Open plan lounge diner. Front aspect uPVC double glazed window with views of countryside, gas flame-effect fireplace with wooden mantle and slate half, television point, radiator, large seating area and uPVC double glazed sliding doors leading to rear garden.



Kitchen

Rear aspect uPVC double glazed window with view of rear garden, fitted range of eye and base-level units with stainless steel sink and single drainer, roll-edge work surfaces and part-tiled walls, electric cooker point, plumbing for washing machine, further appliance space and uPVC part-frosted door leading to rear garden.



First Floor Landing

Side aspect uPVC double-glazed window, doors to bedroom one, bedroom two, bedroom three and shower room. Also with an airing cupboard with a wall-mounted boiler and shelving. Access to loft above.

Bedroom One 10' 9" x 9' 0" (3.271m x 2.736m)

Front aspect uPVC double glazed window and radiator.



Bedroom Two 11' 2" x 10' 3" (3.396m x 3.122m)

Rear aspect uPVC double glazed window with view of the rear garden, wardrobe with hanging space and shelving and radiator.



Bedroom Three

Front aspect uPVC double glazed windows with view of open country side and radiator.



Shower Room

Rear aspect frosted uPVC double glazed window with walk-in shower cubicle, low level WC, wash hand basin with mixer tap and storage below and radiator.



Rear Garden

Private enclosed rear garden with lawn, paved seating area and access via rear of the property.



Extra information

The property also has solar panels to the rear aspect.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

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Energy performance certificate (EPC)

1 Wrefords Drive EXETER EX4 5AU	Energy rating B	Valid until:	13 February 2035
		Certificate number:	0380-2524-4420-2895-3615

Property type Detached house

Total floor area 76 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)