



WREFORDS LINK

EXETER, EX4 5AX



Robert Williams

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“Your first home, your next home, or simply the right home in the right place, at the right time”.



WREFORDS LINK

EXETER, EX4 5AX

Situated in a popular residential area on the northern side of Exeter, this attractive detached three-bedroom home offers a particularly appealing combination of space, practicality and convenience.

The property is well suited to a young family, first-time buyer or those looking to downsize without compromising on location or the benefits of a detached house. The accommodation is sensibly arranged over two floors, with a generous reception room providing plenty of space for relaxing and entertaining, together with a separate kitchen and useful entrance hall.

Upstairs are three well-proportioned bedrooms, two doubles and one single, each with built-in wardrobes, together with a family bathroom. The bedrooms provide plenty of flexibility, whether needed for children, guests, a home office or simply enjoying the additional space. There is ample storage throughout.

One of the less common features is the integral garage, which provides secure parking, excellent storage and potential flexibility for hobbies or home working. There is also off-road parking for at least two cars to the front.

Wrefords Link provides a convenient base for enjoying Exeter and the surrounding area, making this a home that offers an appealing balance between accessibility, comfort and manageable living.

3  bedrooms 1  bathrooms
1  receptions 2  car spaces

Local Authority: Exeter Council

Council Tax Band: D

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: D





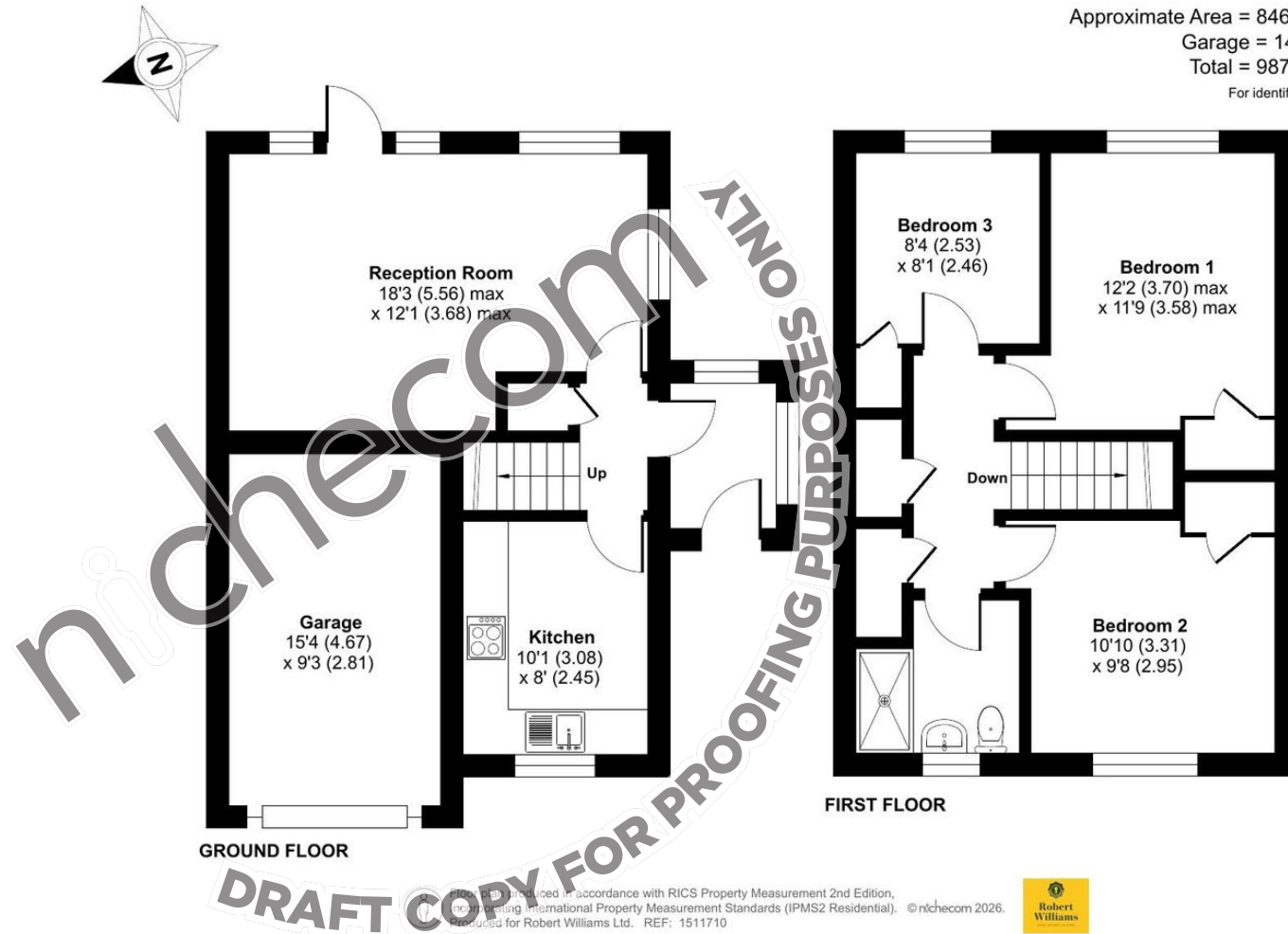
Wrefords Link, Exeter, EX4

Approximate Area = 846 sq ft / 78.5 sq m

Garage = 141 sq ft / 13 sq m

Total = 987 sq ft / 91.5 sq m

For identification only - Not to scale



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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.