



naomi j ryan
estate agents



End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage



Corner Plot



Council Tax Band: C

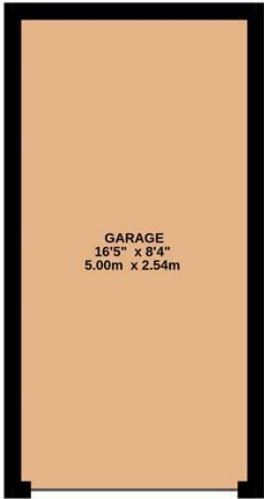
£289,950 Freehold

11 Greenacres, Wrefords Lane,

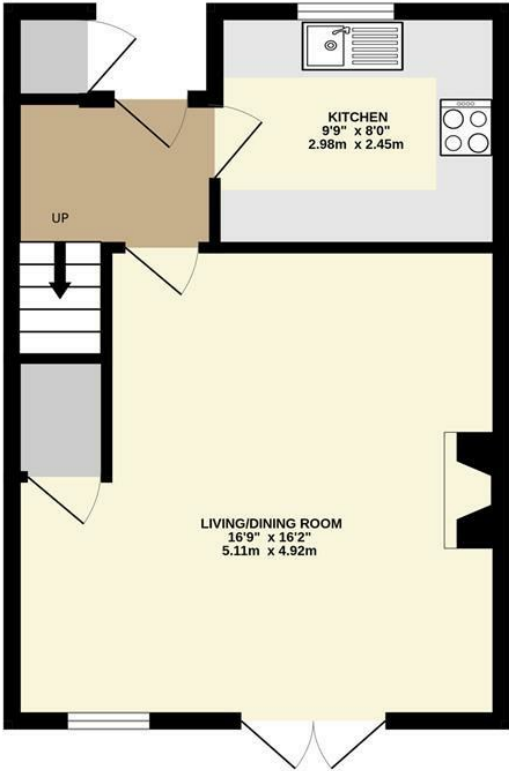
Exeter, EX4 5BS

www.naomijryan.co.uk

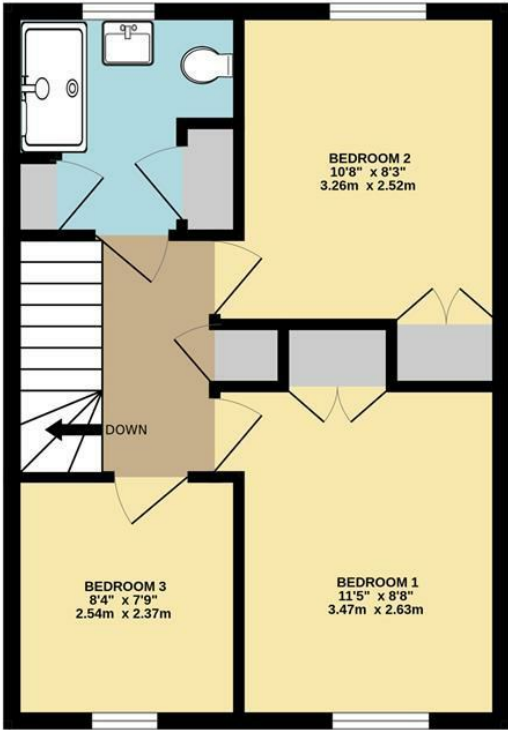
GARAGE



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 well-presented three-bedroom home occupying a generous corner plot, with gardens extending to three sides and pleasant views across a communal green, situated within the highly sought-after residential area of Cowley. Located on the northern outskirts of Exeter, less than two miles from the city centre, the property benefits from excellent local amenities, including a regular bus service, a well-stocked farm shop, and St David's mainline railway station with direct services to London Paddington.

Greenacres is an attractive and well-maintained development of houses and apartments set within delightful surroundings. Its edge-of-city location provides the perfect balance of convenience and access to nature, with nearby woodland walks and open green spaces to enjoy.

The spacious accommodation comprises an entrance hall, a modern fitted kitchen, and a light and airy open-plan living/dining room featuring double doors opening onto the rear garden. A useful understairs storage cupboard completes the ground floor. On the first floor are three well-proportioned bedrooms and a contemporary shower room with a walk-in shower. The property also offers potential for further extension, subject to the necessary planning consents.

Outside, the delightful enclosed garden wraps around both the rear and side of the property. Predominantly laid to lawn, it is complemented by mature shrubs, seasonal planting, and an established pear tree. A garden shed provides useful storage, while a gate offers access to the front garden, which is similarly laid to lawn and bordered by mature shrubs.

To the front, the property enjoys an attractive outlook over a communal green, mainly laid to lawn and enhanced by a variety of mature trees. A footpath leads to the nearby parking area, where the property benefits from an allocated single garage. Additional visitor parking is available within the Greenacres development.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Estate Management Charge: Approximately £465.00 paid every 6 months.

Construction notes: Awaiting information.

Utilities: Awaiting information.

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>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

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.





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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.

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

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