



5 The Teeds



**STAGS**



# 5 The Teeds

, Woodbury, EX5 1LQ

Darts Farm (2.7 miles), Exeter City centre (7.5 miles)

A 2 bedroom mid-terraced cottage, located in the heart of the village, with a courtyard garden.

- 2 bedroom mid-terrace cottage.
- Central village location.
- No onward chain.
- In need of updating and renovation.
- Spacious sitting room.
- Courtyard garden to the rear.
- Large kitchen.
- Freehold
- EPC: E
- Council Tax Band: C

Offers In Excess Of £180,000

## SITUATION

The Teeds is situated in the centre of the village of Woodbury, one of East Devon's most sought-after villages, with an excellent range of local facilities including a 15th century parish church, village school, shop, garage and two pubs. Darts Farm and Greendale Farm shops are a short drive, providing an excellent range of quality food shopping. Woodbury Park Golf and Leisure Club is 2 miles, whilst it is in easy reach of the popular beaches of Budleigh Salterton and Exmouth. Woodbury Common with acres of unspoilt land is to the North of the village.

The cathedral city of Exeter is an easy commute to the West and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.





## DESCRIPTION

On the market for the first time in many years and being sold with no onward chain, the property would benefit from some general updating and modernisation, but offers lots of potential to make a lovely family home. The front door opens into an entrance hall running to the rear of the house, and on the right a door opens into the sitting room, with an open fire, range of fitted cupboards and a window to the front. There is also a door that opens to the staircase from the sitting room. Further along the hall, again on the right, is a kitchen/dining room fitted with a range of wood fronted kitchen units, with a stainless sink and spaces for appliances, and at the end is a garden room leading through to a downstairs bathroom with panel bath, W.C and hand wash basin. On the first floor are two double bedrooms.

## OUTSIDE

To the rear is a courtyard garden with a raised decked area and a brick built shed.

## SERVICES

Current Council Tax: C

Utilities: Mains electric and water.

Drainage: Mains

Heating: Individual wall mounted electric heaters.

Tenure: Freehold.

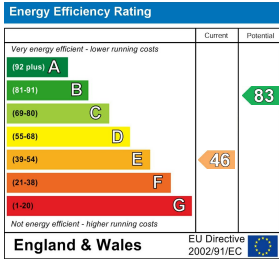
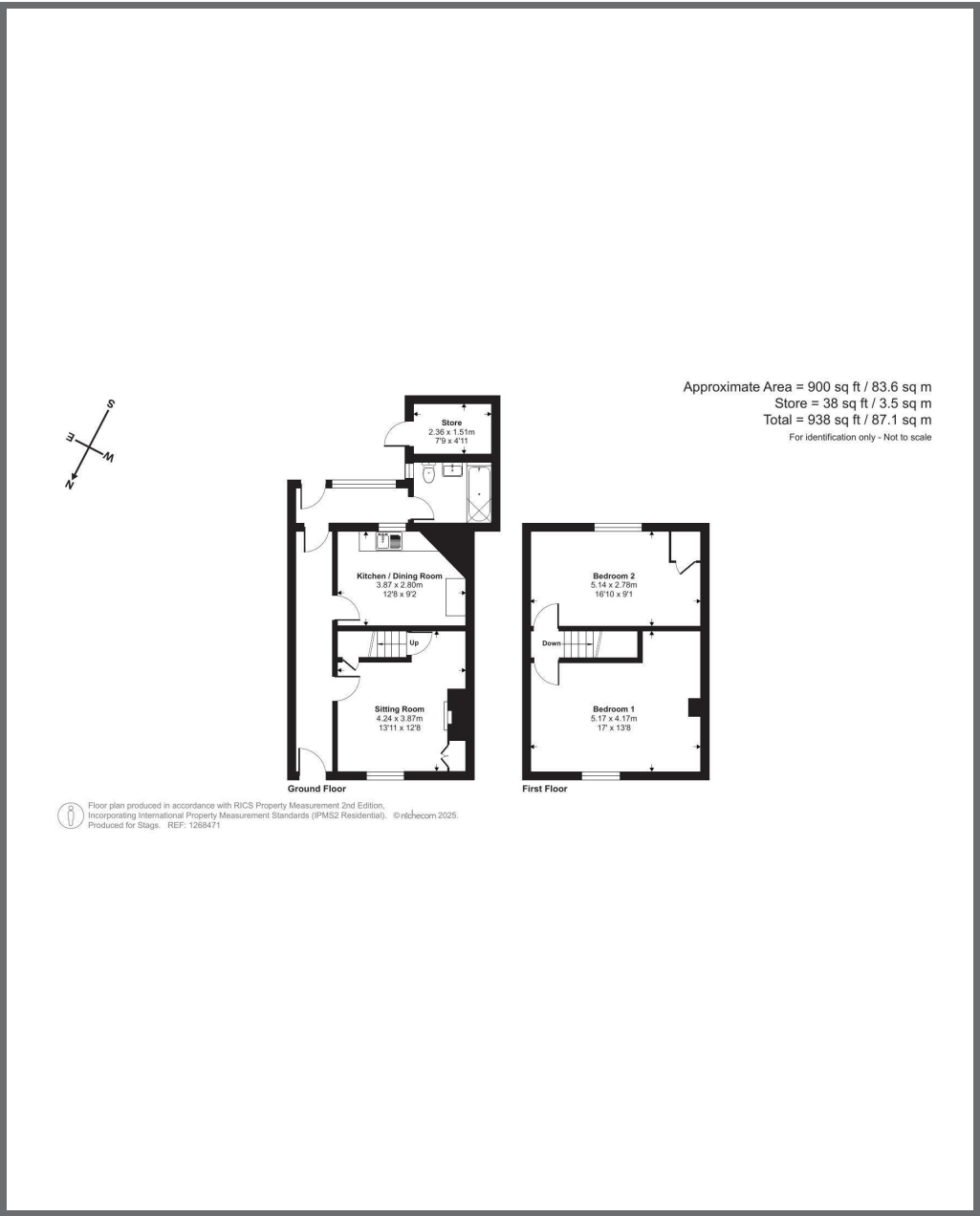
Standard, superfast and ultrafast broadband available.

EE, O2, Three and Vodafone mobile networks available (Ofcom).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



21/22 Southernhay West, Exeter,  
Devon, EX1 1PR

exeter@stags.co.uk  
01392 255202