



3 Woodbury House Cottages



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Greenway, Woodbury, Devon, EX5 1LS

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

A charming Grade II listed 2 bedroom cottage on the market for the first time in many year in the heart of this popular East Devon village.

- Grade II listed charming 2 bedroom semi-detached cottage.
- No onward chain.
- Two good sized double bedrooms.
- Kitchen/dining room.
- Council tax band: B
- Enclosed courtyard garden to the rear with brick shed.
- Spacious sitting room.
- Central village location.
- EPC: F
- Freehold

Offers In Excess Of £185,000

SITUATION

3 Woodbury House 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.



ACCOMMODATION

The front door opens into a useful entrance porch with a second door opening into a good sized sitting room with a window to front and side. There is an open fire with a tiled surround, a door to an alcove storage cupboard and another door opening into the kitchen. Located at the rear with a window overlooking the garden, the kitchen is fitted with a range of base and drawer units with an electric freestanding cooker and a space for a washing machine/fridge freezer.

There is a door into the garden and a door into a bathroom which is fitted with a panel bath with electric shower over, low level W.C and a hand wash basin.

On the first floor, to the front is a good sized double bedroom with a built in cupboard and window into the lane and to the rear another double bedroom with a window to the side and into the garden.

OUTSIDE

To the rear is a courtyard garden with an area of hard standing for outside dining, a brick built storage shed and an area of lawn.

SERVICES

Current Council Tax: B

Utilities: Mains electricity and mains water.

Drainage: Mains drainage.

Heating: Wall mounted electric heating.

Tenure: Freehold.

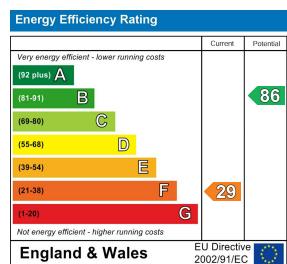
Standard, ultrafast and superfast broadband available. EE, O2, and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter head out towards junction 30 of the M5 and on reaching the roundabout, go straight across following signs to Exmouth. Turn right at the next one, continue along the dual carriageway and at the next roundabout turn left. Follow the road into Woodbury at the cross roads turn left, continue along and the cottage is on the right hand side, just before Flower Street at the end of a gravelled driveway.



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.



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