1 Castle Cottages

STAGS

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Woodbury, Exeter, Devon, EX5 1HZ

Exeter City centre (7.7 miles), Exmouth sea front (5.4 miles), M5 junction 30 (4.1 miles)

A charming 3 bedroom period cottage located in the heart of the village presented in lovely condition throughout with a courtyard garden and being sold with no onward chain.

- Beautifully presented throughout
- Parking to the front
- 3 bedrooms with a master en-suite
- Lovely kitchen/dining room
- Freehold
- Central village location
- No onward chain
- Sitting room and useful office/4th bedroom
- Private courtyard garden
- Council Tax Band: TBC

Guide Price £375,000

SITUATION

1 Castle Cottages is situated close to 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.

ACCOMODATION

1 Castle Cottages is a charming, not listed period cottage having recently been upgraded and improved to create a stylish up-to-date property whilst retaining the period charm of an older building. The main door is on the side of the house through the courtyard garden and opens into an impressive kitchen/dining room fitted with an attractive range of base, wall and drawer units with a work top over, ceramic double sink, integrated fridge, freezer, dishwasher and hob and adjoining is a utility room with a second sink, space and plumbing for a washing machine and a door into a down stairs W.C.

There is a spacious sitting room with two sets of windows to the front, a hallway with stairs rising to the first floor and a door to the front and at the end of the house, a second reception room perfect as a study or 4th bedroom as required.

On the first floor are 3 double bedrooms, the master having a ensuite with shower cubicle, W.C and hand wash basin and there is a well appointed main bathroom fitted with a panel bath, hand wash basin and low level W.C

OUTSIDE

Located to the side is an attractive and private courtyard garden with a useful storage shed.

SERVICES

Utilities: Mains water and electricity and drainage
Heating: Electric boiler
Tenure: Freehold
Woodbury Village Conservation Area
Standard, superfast and ultrafast broadband available
EE, O2 and Vodafone mobile networks available (Ofcom)

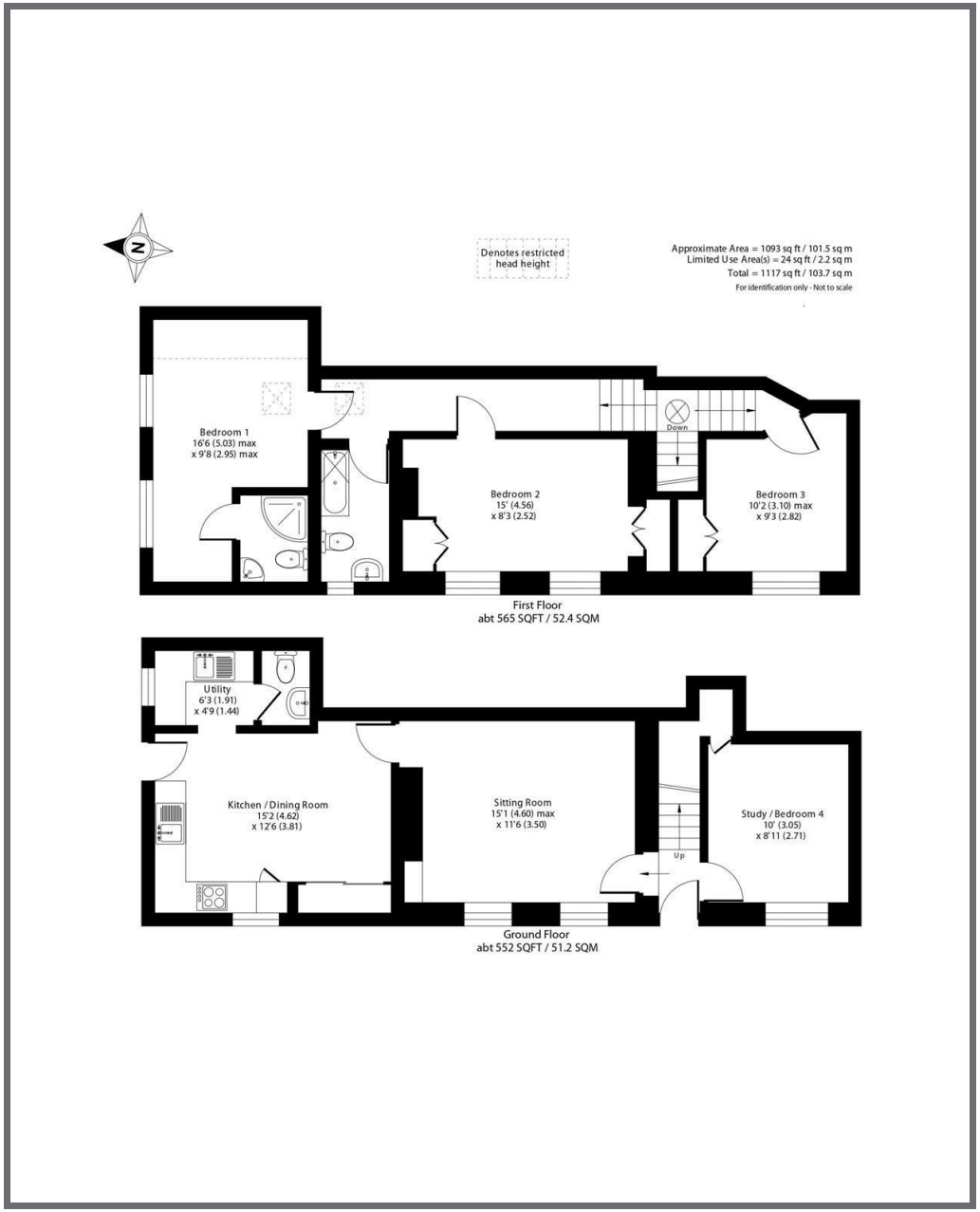
DIRECTIONS

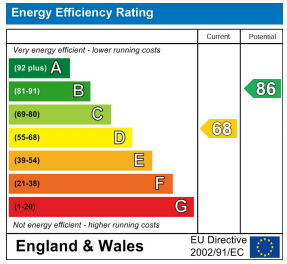
What Three Words: ///newsreel.desk.manage

AGENTS NOTE

The vendor has advised that the neighbouring property has a Right of Way to access their drain which is located in the garden.

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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