

2 Fernlea Cottages

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Flower Street, Woodbury, Exeter, EX5 1LX

Exeter city centre (8.7 miles), Exmouth seafront (5.9 miles), M5 junction 30 (4.3 miles)

A delightful 2 double bedroom cottage in the centre of this charming East Devon village with a courtyard garden with summer house to the rear.

- Central village location
- Village primary school and amenities within walking distance
- Enclosed courtyard with summer house and shed
- Current council tax band: B
- EPC: D
- On street parking to the front
- Two double bedrooms and first floor bathroom
- Sitting room with wood burner
- Grade II Listed

Guide Price £285,000

SITUATION

The cottage 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

2 Fernlea Cottages is a charming two-bedroom Grade II Listed cottage offering well-proportioned accommodation arranged over two floors, extending to approximately 885 sq ft. The property combines a practical layout with comfortable living space, making it an appealing home for first-time buyers, couples or those seeking a well-located property with scope to make their own.

On the ground floor, the entrance opens into a spacious sitting room, with a window to the front, wood burner and exposed beam. Stairs rise to the first floor and to the rear, is a kitchen/dining area offering ample room for both everyday cooking and dining, with space for a table and chairs, a range of bespoke kitchen units, space for a fridge freezer and there is a range for cooking. From here windows and a door open into the garden.

The first floor comprises two double bedrooms, together with a bathroom fitted with a bath, separate shower, wash basin and WC. The accommodation is arranged around a central landing, with stairs rising from the ground floor.

Overall, 2 Fernlea Cottages presents an attractive opportunity to acquire a cottage with a well-balanced layout, two bedrooms and comfortable living accommodation across two floors.

OUTSIDE

To the front of the cottage is on street parking. To the rear is a delightful courtyard garden with log store and a sliding door to a charming summer house providing an enclosed and covered seating area. Adjoining is a useful storage area for bikes etc. A gate gives access over the neighbouring garden to the street.

SERVICES

Current Council Tax: B
Utilities: Mains electric and water.
Drainage: Mains
Heating: Gas Central heating from a combi gas boiler renewed in 2026. Wood burner in the sitting room
Tenure: Freehold
Standard, ultrafast and superfast broadband available. EE, O2 and Vodafone mobile networks available (Ofcom).

DIRECTIONS

What three words: ///tools.takes.introduce

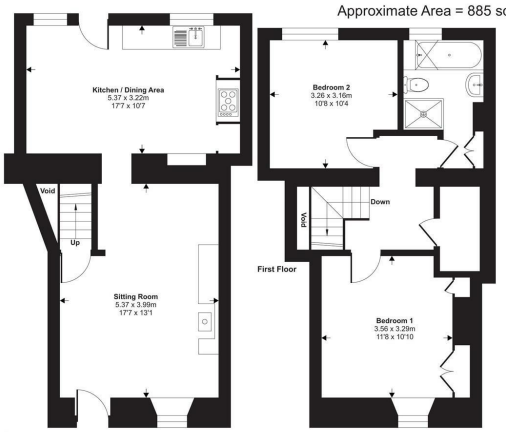


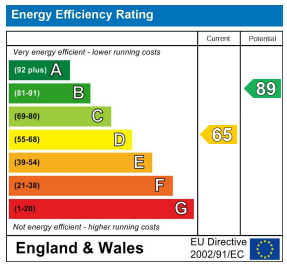




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