



£240,000

2 Fairview Cottages,  
Globe Hill, Woodbury, EX5 1JR



01395 265530



**A most appealing and well presented two bedroom semi-detached period cottage with pretty garden, on the edge of this popular East Devon village, within walking distance of amenities and easy access to Exeter and M5.**

**Sitting Room With Wood Burner**

**Kitchen/Dining Room**

**Two Bedrooms**

**Upstairs Bathroom**

**Pretty Rear Garden**

**uPVC double Glazing And Gas Central Heating**

#### **LOCATION**

The Village of Woodbury remains one of East Devon's most highly sought-after locations, offering excellent amenities including two public houses, post office, general store and a Chinese/fish and chip shop. There is an excellent local primary school, Church, doctor's surgery and a frequent bus service, all combining to create a thriving community. Close to all major routes including the M5 motorway.

#### **DESCRIPTION**

Fairview cottage is nicely tucked away off Globe Hill and from the main bedroom, far reaching countryside views are enjoyed. The cottage is well presented inside and out and possesses many character features including exposed timbers and floors, a stable door and woodburner in the sitting room. To the rear is a delightful little garden.

#### **ENTRANCE**

Stable door opening to:-

#### **SITTING ROOM 11'8 (3.55m) x 11'9 (3.58m)**

A room of great character. Understairs storage. uPVC double glazed window with timber sill. Radiator. Full height exposed brick chimney breast incorporating recessed woodburner on tiled hearth. Exposed timbered staircase rising. Stripped door to:-

**KITCHEN/DINING ROOM 12' (3.65m) x 7'3 (2.21m)**

An attractive full width room having a range of units with oak effect facings, complimentary worktops and tiling. Stainless steel sink unit and gas hob set in a good expanse of worktop surface having cupboards, electric oven and drawer under. Triple glass fronted wall cabinet. Recessed spotlamps to ceiling. Tiled floor. Radiator. Ideal Logic gas central heating boiler. uPVC double glazed window with outlook to rear garden. Stripped door to:-

**REAR HALL**

Window to the side. Tiled floor. Wall cupboard. Timber door to rear garden. Opening to:-

**UTILITY CUPBOARD 4' (1.22m) x 3' (0.91m)**

Plumbing for washing machine. Double wall cupboard. Window. Tiled floor.

**FIRST FLOOR LANDING**

Approached by a most attractive stripped staircase. Shelving in recess. Stripped floorboards.

**BEDROOM 1 11'5 (3.48m) x 8'9 (2.66m)**

A room of character with stripped floorboards and door. uPVC double glazed window with deep sill enjoying superb outlook to rolling fields on skyline. Radiator. Deep high level cupboard recess with hanging rails and deep shelving. High level cupboard.

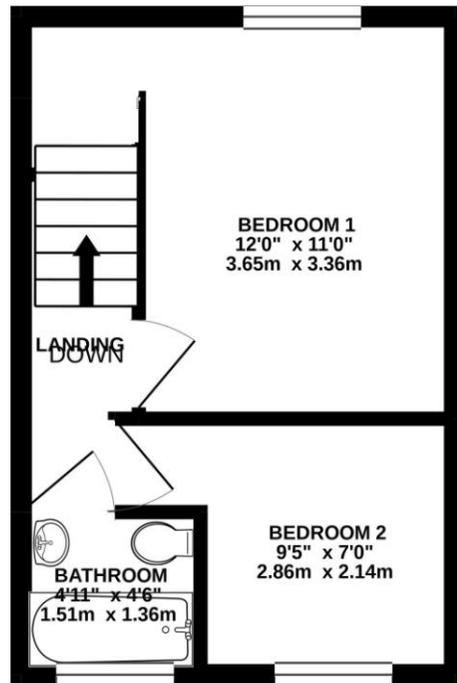
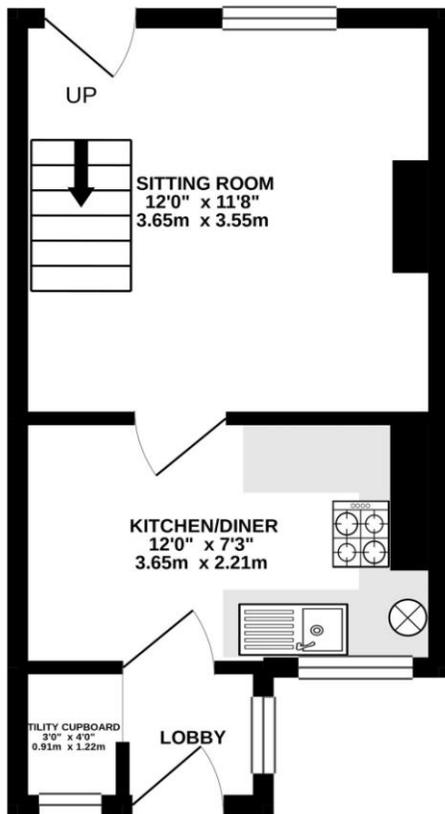
**BEDROOM 2 7' (2.13m) x 9'4 (2.84m) into door recess x 7'7 (2.31m)**

uPVC double glazed window with a pleasant outlook to the rear garden. Attractive stripped floor. Radiator.

**BATHROOM 5'7 (1.7m) x 4'5 (1.35m)**

White suite comprising panelled bath in attractive wall tiling with mixer tap and shower control unit. Wash hand basin. Low level W.C. Combination towel rail/radiator. Extractor fan. uPVC double glazed window.





TOTAL FLOOR AREA : 462 sq.ft. (43.0 sq.m.) approx.

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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### Rear Garden 23' (7.01m) x 13' (3.96m)

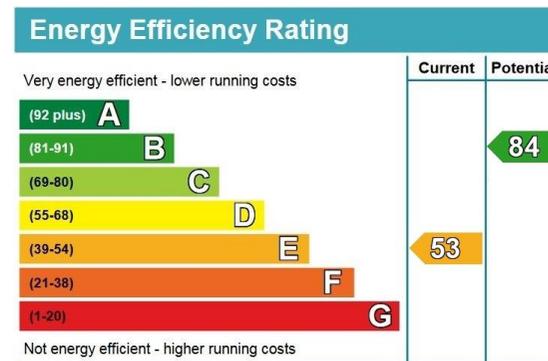
Delightful cottage style garden. Patio with steps leading up to a raised area, with a lovely selection of well planted beds and borders. Useful small shed. Outside tap. Pedestrian access gate to the side.

### COUNCIL TAX BAND B

### DIRECTIONS

Leaving the village square, turn right heading towards Exeter and Clyst St George. Continue up Globe Hill and after approximately three quarters of the way up and before The Old Courthouse, turn left. 2 Fairview Cottages is the cottage at the far end on the right hand side and is white and rendered. [what3words///grape.pronouns.currently](http://www.what3words.com/grape.pronouns.currently)

**N.B.** Number 1 Fairview Cottages has a right of way across the back of Number 2 to allow for putting bins out etc.



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### Health and Safety Statement

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### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

