



Guide Price £425,000
21 Summerfield, Woodbury, Exeter, Devon, EX5 1JF





An extended and well-presented detached bungalow at the end of a small quiet cul-de-sac with a private garden in the sought after village of Woodbury.

- **Sitting room and separate dining room**
- **Modern kitchen with a built-in oven and hob**
- **Three bedrooms – One en-suite shower room/w.c.**
- **Conservatory**
- **Family bathroom**
- **Gas central heating & UPVC double glazing**
- **Driveway parking for 2/3 cars and garage**
- **Private rear garden with lawn and timber decking**
- **EPC = D**
- **Council Tax = D**

Worth viewing because...

This well-proportioned three-bedroom detached bungalow offers approximately 975 sq ft (90.5sq m) of versatile living space, complemented by a detached garage and surrounding private garden.

In more detail...

There is a welcoming entrance hall that leads to a spacious sitting room with large window to the front and a feature coal effect gas fireplace. The property has been extended to the side to include a modern dual aspect kitchen with extensive range of cupboard and drawer units. The kitchen provides direct access to the decking and garden, as well as the dining room, which flows through to the sitting room. The main bedroom benefits from an en-suite shower room, as well as a door leading through to the conservatory. There are a further two bedrooms, one with in-built storage and French doors to the patio, and a modern family bathroom. Outside, the private gardens are enjoyed to the sides and rear of the property and are laid to lawn with shrub borders for privacy. Off the kitchen there is a raised deck, which is a lovely spot to enjoy a morning coffee, and separate patio provides options for outdoor seating and dining. The garden also has a summer house, and various flowerbeds.

The village of Woodbury...

Some of the facilities of the village include two excellent public houses, a village store and post office, restaurants, doctor's surgery, nearby golf club and leisure facilities at Woodbury Park and a bus service operating between Exmouth and Exeter, being only minutes away. Woodbury Parish, which includes the Villages of Woodbury, Woodbury Salterton and Exton, is one of the largest Parishes in Devon. It encompasses much of Woodbury Common, an Area of Outstanding Natural Beauty and enjoys a thriving community spirit rooted in the church, school and the local agriculture.

Bear in mind...

To the front of the property, a detached garage measuring approximately 15'10" x 8'4", provides secure parking or useful storage. There is additional parking in front of the garage for at least two cars.

Directional Note...

From Exeter take the A376 and take a left at the first roundabout to Woodbury and Budleigh Salterton. Continue down to Globe Hill and at the bottom turn left onto Greenway. Follow this road until you reach Summerfield on the right. Take the second turning right and the property can be found in the corner of the cul-de-sac.

What3Words: ///adopt.noses.lordship

Room sizes

Sitting room: 17'3 (5.26m) x 13'1 (3.98m) max

Dining room: 12'11 (3.93m) x 8'11 (2.72m)

Kitchen: 14'2 (4.31m) x 8' (2.43m)

Bedroom 1: 11'6 (3.50m) max x 10'4 (3.14m)

Bedroom 2: 10'4 (3.15m) x 7'6 (2.28m) max

Bedroom 3: 10' (3.05m) max x 9'11 (3.01m)

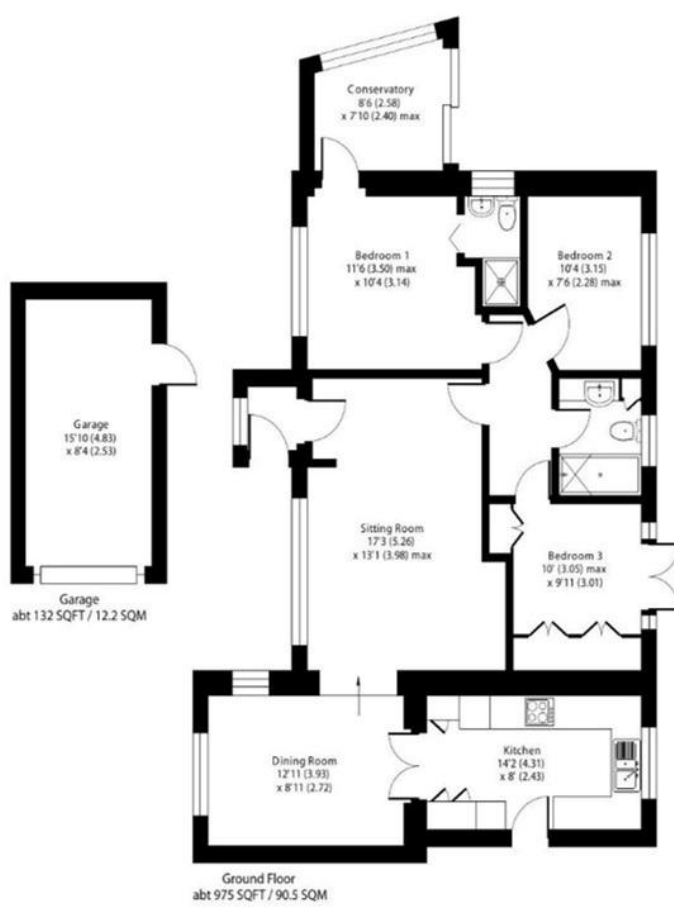
Conservatory: 8'6 (2.58m) x 7'10 (2.40m) max

Garage: 15'10 (4.83m) x 8'4 (2.53m)

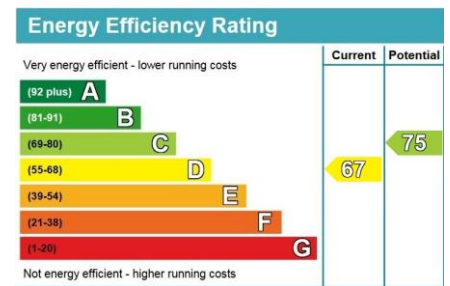
Tenure: Freehold

Services: All mains services are connected





Approximate Area = 975 sq ft / 90.5 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 1107 sq ft / 102.7 sq m
 For identification only - Not to scale



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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

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.

