



Guide Price £450,000

Glebe Corner, Parsonage Way , Woodbury, Exeter, Devon, EX5 1HY





An extended modern detached chalet style bungalow in a sought after village centre location

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- Living room and small study
- Spacious modern kitchen/breakfast room with built-in appliances and separate utility room
- Dining room/bedroom 3
- Two further ground floor bedrooms – one with an en-suite shower room/wc
- Ground floor modern bathroom/wc
- Useful first floor attic area with a landing, attic room and storage
- Gas central heating and UPVC double glazing
- Driveway parking for 2/3 vehicles and a detached timber garage
- Large enclosed rear garden
- Council Tax Band 'D'
- EPC = D

Worth viewing because...

An extended modern detached chalet style bungalow offering spacious and versatile accommodation in a sought after village centre location. The property also enjoys driveway parking for 2/3 vehicles, detached timber garage and a large enclosed rear garden.

In more detail....

This deceptively spacious extended modern detached chalet style bungalow is situated in a great location in the centre of Woodbury close to all its amenities. To the front of the property wooden gates provides access to a driveway with space for 2/3 vehicles leading to a detached timber garage with power/light connected. Access is then enjoyed to the rear garden which is of a good size and enclosed incorporating a summerhouse, pond and patio/decking area.

The accommodation on the ground floor has an enclosed porch leading to a reception hall with stairs rising to the attic area. On the ground floor leading off the reception hall is a sitting room with a feature gas fire leading to a small study. Also leading off the reception hall is a dining room that could be used as another bedroom, modern kitchen/breakfast room with a built-in dishwasher, four-ring gas hob, fan-assisted double oven and microwave. From the breakfast area access is enjoyed to a useful utility room with a door leading to the rear garden. The main bedroom and bedroom 2 are located on the ground floor with the principal bedroom having its own built-in wardrobes and en-suite shower room/wc. Also on the ground floor is a modern bathroom/wc. On the first floor there is an attic area with a landing, storage space and separate attic room currently arranged as a bedroom. Other features include gas central heating and UPVC double glazing.

Bear in mind...

This spacious and extended modern detached chalet bungalow is situated in the heart of the village with ample parking, garage and a private enclosed rear garden. All local village amenities are within easy walking distance including, pubs, primary schools, local bus routes and the doctor's surgery etc.

AGENTS NOTE....

A flood in 2008 resulted in corrective action by the Environment and Highways Agencies with no subsequent issues. However, the property does remain in a flood area, and a purchaser should make their own enquiries.

The Village of Woodbury...

"Woodbury Parish, which incorporates the villages of Woodbury and Woodbury Salterton, is currently one of the largest Parishes in Devon. It encompasses much of Woodbury Common, an area of outstanding natural beauty, with views towards both the Jurassic coast and Dartmoor also with a thriving community spirit in the churches and chapel, in the schools, in agriculture and the well supported pubs, as well as a restaurant. Woodbury is especially popular with families, having primary schools in both Woodbury and Woodbury Salterton. With a regular bus service to both Exeter & Exmouth and easy access to the M5/A303 without needing to pass through Exeter it proves very convenient for commuters to Exeter as well. Popular

with consultants, doctors and nurses as it is within striking distance of the hospitals. Facilities on offer within the village include two pubs, pre-school and primary school, two churches, Doctors surgery, village shop, post office, restaurant, Chinese takeaway, hardware store, antique shop, garage, nearby farm shop (with butcher and fishmonger) and Woodbury Park Golf and Leisure Club"

Directional note..

Leave Exmouth along Marine Way/A376 Exeter Road. Turn right just before Lymptone Commando Training Centre signposted to the village of Woodbury. Follow this lane and continue straight across at the crossroads where this property will be found further along on the left hand side.



Sitting Room:

16' 3" into bay x 12' 11" (4.95m x 3.94m)

Study:

6' 7" x 4' 4" (2.01m x 1.32m)

Dining Room/Bedroom 3:

19' 2" x 7' 11" (5.85m x 2.42m) max.

Kitchen/Dining room:

19' 2" x 8' 9" (5.85m x 2.66m)

Utility room:

7' 5" x 4' 6" (2.25m x 1.36m)

Bedroom 1:

13' 4" x 9' 8" (4.07m x 2.95m) exl. door recess area

En-suite shower room/wc:

8' 6" x 4' 8" (2.59m x 1.43m)

Bedroom 2:

10' 0" x 10' 0" (3.06m x 3.05m)

Landing:

14' 8" x 7' 10" (4.47m x 2.40m) incl. stairs area

Attic Room:

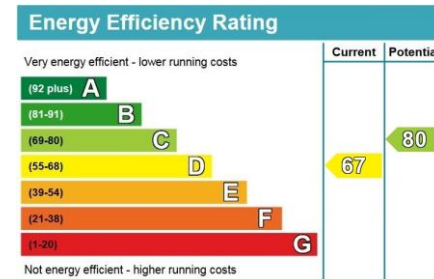
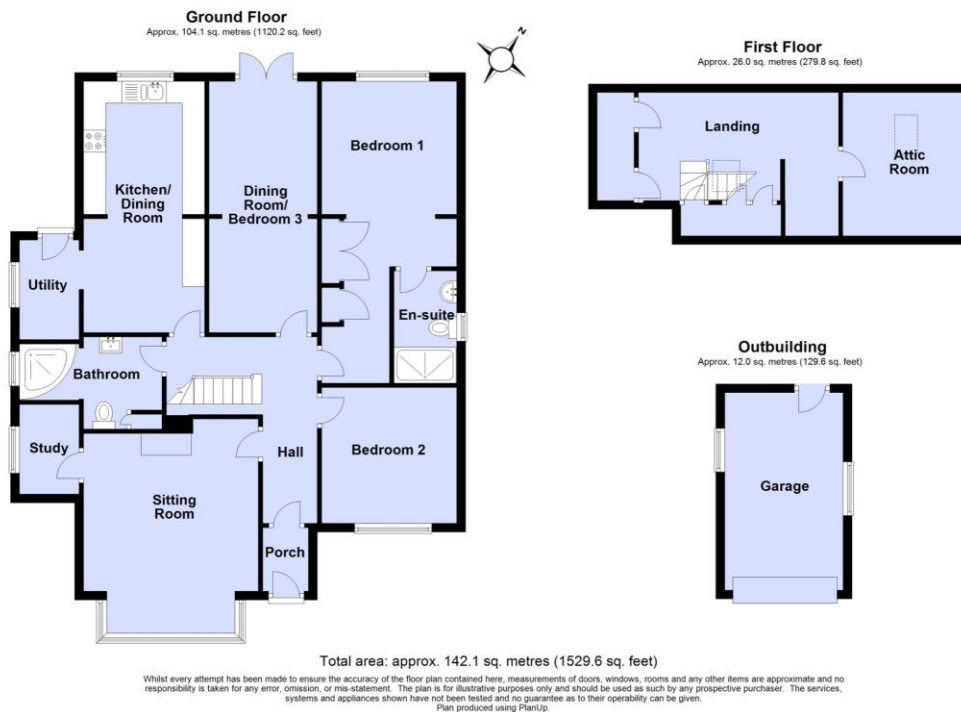
9' 5" x 10' 1" (2.86m x 3.08m)

Detached Garage:

15' 0" x 8' 5" (4.56m x 2.56m)

Services:

All mains services are connected



Telephone:

01395 265530

Email:

exmouth@hallandscott.co.uk

Website:

www.hallandscott.co.uk

Address:

Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

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 particular, 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.