



**Price £140,000**  
**39a Park Close, Woodbury, Exeter, EX5 1NQ**



- Terraced Bungalow In A Quiet Cul De Sac • Sought After Village Location • Bright & Airy Living Room
- Kitchen & Shower Room • Double Bedroom With Built In Wardrobes • Enclosed Front Garden & Rear Patio
- Freehold Property. Age Restriction 60+ • NO ONWARD CHAIN





The property is approached via a pathway that leads to the front of the property. uPVC front door opening to:

### **Porch**

Window to side and front aspect. Doors opening into:

### **Living Room**

Double glazed window to front aspect. Television point. Telephone point. Part glazed and wooden door opens into:

### **Inner Lobby**

Cloaks hanging rack. Loft access. Doors to bedroom, shower room & kitchen.

### **Bedroom 10'0" (3.05m) To Wardrobe x 8'4" (2.54m)**

Two double glazed windows to rear. Built in mirror fronted double wardrobes with hanging rails and sliding doors. Further built in storage cupboard with light and shaving socket.

### **Shower Room**

Tiled shower area with folding shower screens, shower rail and curtain. Low level WC. Pedestal wash hand basin. Further complimentary wall tiling. Wall mounted dimplex electric heater. Wall mounted mirror. Extractor fan.

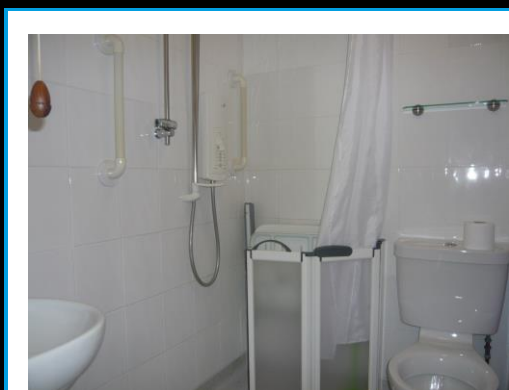
### **Kitchen 7'0" (2.13m) x 7'0" (2.13m)**

The kitchen is fitted with a matching range of floor and wall mounted cupboard and drawer units with roll edged work surfaces over. Single drainer stainless steel sink unit. Space for appliances. Wall mounted Dimplex electric heater. Sliding door opening into:

### **Lean To 9'2" (2.79m) x 7'4" (2.24m)**

Tongue and groove panelling. Windows to side. Door leading to:





### **Patio Courtyard**

An enclosed area suitable for table and chairs, pots and planters.

### **Front Garden**

This property benefits from an attractive enclosed front garden which has an abundance of colour with mature bushes and plants, and a patio seating area to enjoy during fine weather.

### **Tenure**

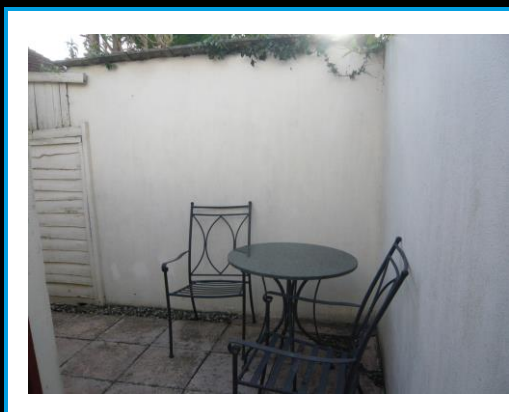
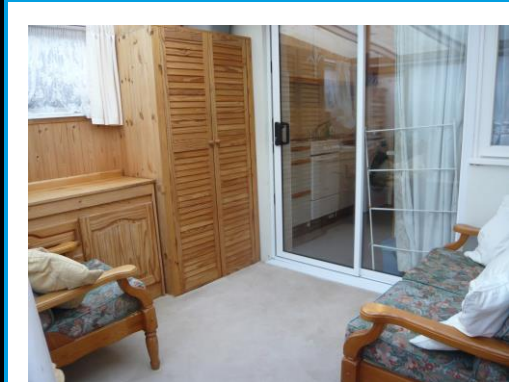
The property is FREEHOLD.

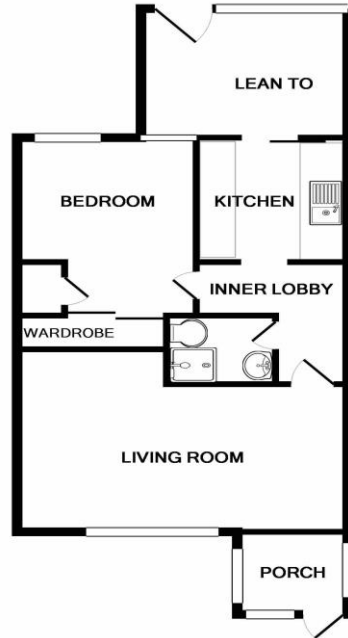
### **Services**

Mains electric, drainage and water ( on a meter ), although we have not verified connection.

### **Agents Notes**

These are draft particulars awaiting vendors verification.



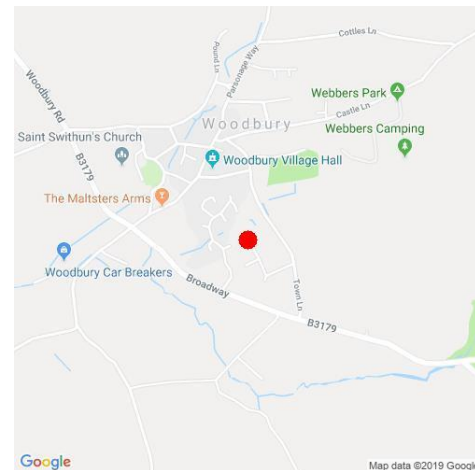


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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  
 Made with Metropix ©2019

### Directions

Leave Exmouth along Hulham Road and onto Woodbury Common. Follow the signs left into the village of Woodbury. Take a right hand turning into Town Lane and then the first left into Park Way. Bear right into Park Close. The property will be found at the bottom of the cul-de-sac, clearly identified by our For Sale board.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 Plus) <b>A</b>	95
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
 TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto:exmouth@linksestateagents.co.uk) WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.