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Fixed Price £185,000

9 Stokes Mead, Woodbury, Exeter, EX5 1DZ



- 80% Share (Retained Equity 20%) Village House • Gas Central Heating & uPVC Double Glazing • Living / Dining Room, Kitchen • uPVC Double Glazed Conservatory • 2 First Floor Bedrooms With Storage • Modern Fitted Bathroom • Allocated Parking, Level Rear Garden • Rural Views To Rear



Accommodation

Ground Floor

Radiator. Wall mounted central heating thermostat. Doors leading to living / dining room and open to:

Kitchen 9'4" (2.84m) x 7'0" (2.13m)

uPVC double glazed window to front. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splashbacks. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. space for electric cooker with filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Wall mounted electric fuse box.

Living / Dining Room 17'3" (5.26m) x 12'4" (3.76m)

Staircase rising to first floor. Radiator. Wooden flooring. uPVC double glazed French doors leading to:

Conservatory 11'2" (3.4m) x 8'3" (2.51m)

uPVC double glazed construction, having windows to rear and either side. uPVC double glazed French doors leading to the rear garden.

First Floor

Landing

Access to insulated and part boarded loft space. Doors leading to:

Bedroom 1 12'4" (3.76m) x 9'0" (2.74m)

uPVC double glazed window to rear gaining lovely Countryside views. Fitted double wardrobe with mirror fronted, sliding doors. Radiator.

Bedroom 2 12'5" (3.78m) x 7'0" (2.13m)

uPVC double glazed window to front. Radiator. Useful shelved bulkhead storage cupboard.

Bathroom

Modern fitted white suite comprising panelled bath with mixer tap and shower attachment, low - level WC and pedestal wash hand basin. Tiled splashbacks. Radiator. Extractor fan.



Externally

There is a level Front Garden which has ease of maintenance in mind and planted to provide year round interest and colour. Outside gas meter box. Pathway leading to front entrance door. Useful storage cupboard that also houses the electric meter.

Parking

There is 1 allocated parking space with ample visitors parking.

Rear Garden

The property has a good sized, level and enclosed rear garden which has a shingle area immediately adjacent to the property. This is an ideal spot for outdoor dining and sitting during fine weather with a further patio area to the rear of the garden. The remainder is then laid to lawn with a shrub bed border. Timber garden shed.

Tenure

The property is LEASEHOLD. A 999 year lease was granted in December 1990. The 20% payment for the property to LiveWest is, currently, £34.34 per calendar month. This includes buildings insurance and service charge. Perspective purchasers of this property will likely be fully qualified by LiveWest and will have to meet all their necessary requirements.

Services

All mains services are connected. Council Tax Band B

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

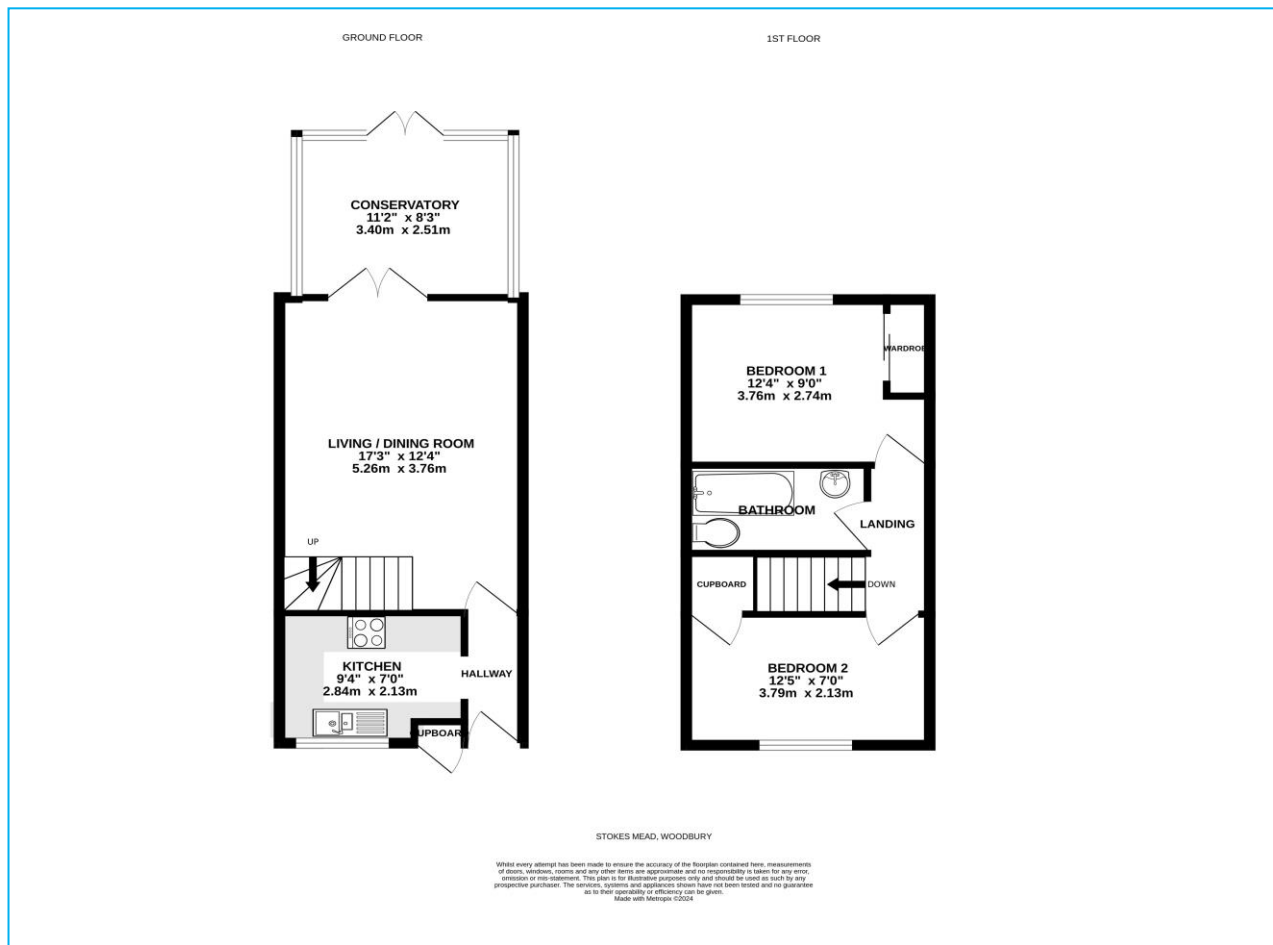
Your home may be repossessed if you do not keep up repayments on your mortgage

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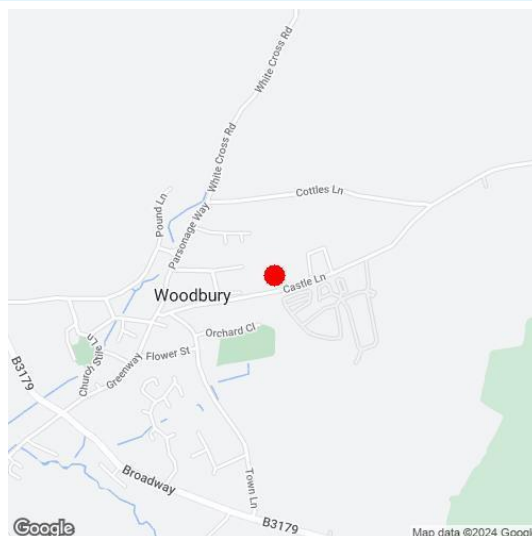
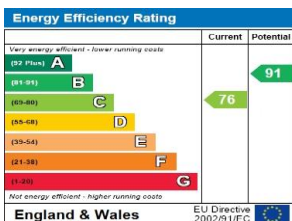
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Directions

From Exmouth, proceed to Woodbury via Woodbury Common. Upon entering the village, turn right into Town Lane. At the school, turn right into Castle Lane and second left into Stokes Mead. Bear left where the property will be found in the bottom right corner.



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: 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.

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