

Guide Price £279,950
2 Govetts, Woodbury, Exeter, EX5 1JG



- Mid Terraced Home In Popular East Devon Village • Cosmetic Updating Now Required
- Gas Central Heating & Double Glazing • Living Room With Open Fire • Kitchen / Dining Room, Outside WC • 3 Bedrooms All With Storage, Bathroom • Easy To Maintain & Level gardens Including Sheds • Residents Parking, NO ONWARD CHAIN



Location

Woodbury is a large historic village in East Devon, known for its strong community character, rural charm, and proximity to both countryside and coast. Having Saxon origins, the village is mentioned in the Domesday Book with properties including traditional thatched cottages and stone houses. There is a well defined village centre with a church, local shops, pubs, and primary school plus a strong sense of community, with clubs, events, and local traditions. Popular with commuters who work in Exeter (About 6 Miles) but prefer village living, Woodbury is adjacent to Woodbury Common, part of the East Devon Area of Outstanding Natural Beauty (AONB) and close to the coastal towns of Exmouth and Budleigh Salterton.

Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door, with outside lighting, leading to:

Entrance Hall

Obscure uPVC double glazed window to front. Staircase rising to first floor. Radiator. Doors leading to kitchen / dining room and:

Living Room 13'0" (3.96m) x 11'10" (3.61m)

uPVC double glazed window to front. Focal point of open fireplace having a marble back and hearth with a wooden mantle and surround. Radiator. Dado rail.

Kitchen / Dining Room 16'8" (5.08m) x 10'7" (3.23m)

2 uPVC double glazed windows to rear and obscure uPVC double glazed door to side leading to rear garden. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Stainless steel single sink and drainer unit with mixer tap. Built in 4 ring electric hob with electric oven below. Integrated slimline dishwasher. Space and plumbing for washing machine. Further space for freestanding fridge/freezer etc. Radiator. Wall mounted gas fired boiler that supplies the central heating and domestic hot water. Tiled flooring.

First Floor

Landing

Access to insulated loft space. uPVC double glazed window to rear. Doors leading to:

Bedroom 1 11'10" (3.61m) x 10'6" (3.2m) Plus Recess

uPVC double glazed window to front. Fitted triple wardrobe. Further built-in wardrobe. Airing cupboard housing the hot water tank with slatted shelving. Radiator.

Bedroom 2 13'0" (3.96m) x 10'6" (3.2m)

uPVC double glazed window to rear. Fitted triple wardrobe. Further built - in storage cupboards. Radiator.

Bedroom 3 8'11" (2.72m) Max x 8'10" (2.69m) Max

uPVC double glazed window to front. Built - in bulkhead storage cupboard. Radiator.





Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Fully tiled walls. Heated towel rail.

Externally

The property has a level enclosed and easy to maintain Front Garden being laid to shingle with shrub bed borders and low brick wall and timber panelled fenced boundaries.

Rear Garden

The property also has an easy to maintain and level Rear Garden which is laid to Flagstone patio, ideal for outdoor dining and sitting during the fine weather, with brick wall and timber panel fenced boundaries. Outside water tap. Useful brick built storage sheds.

Outside WC

Obscure glaze window to side. White suite of low level WC.

Parking

There is parking for residents within the Cul-De-Sac or near by roads.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band C

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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Agents Note

These are draft particulars and are awaiting vendors verification

