

# Regency

ESTATE AGENTS



**16 OLD MARKET DRIVE, WOOLSERY, EX39 5QF**

**£255,000**

An immaculate 3 bedroom terraced house situated within this favoured village & benefiting from comfortably sized accommodation including dual aspect lounge with wood burner, modern kitchen/breakfast room & stylish bathroom together with enclosed rear garden, garage & allocated parking space.

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This stunning terraced house presents a wonderful opportunity for those seeking a first time buy or family home.

Located within the favoured village of Woolsery which has seen major investment within recent years, The Farmers Arms being the hub of the community, providing a superb, cosy environment and excellent dining experience, together with the general store/post office and fish & chip shop.

The wonderfully presented accommodation offers a contemporary finish. A dual aspect lounge/dining room provides a comfortable living space complete with feature fireplace & wood burner whilst the extended kitchen/breakfast room includes a good range of modern cupboards & drawers together with electric range oven, further appliance space & breakfast bar.

To the first floor are 2 good sized double bedrooms, each with fitted wardrobes, and a further single bedroom together with a stylish modern bathroom including shower/bath with rainfall shower head and vanity basin.

Externally the rear garden is relatively low maintenance, enclosed by replacement timber fencing and laid to chippings with patio seating area.

**Services:** Mains electricity, water & drainage.  
Oil fired central heating.

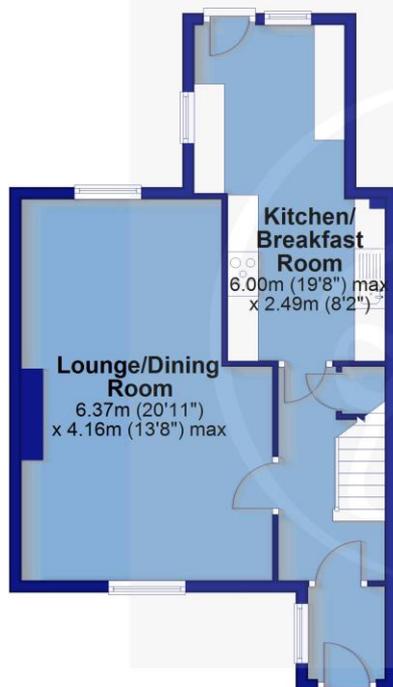
**Energy Performance Certificate:** C (70)

**Council Tax:** Band B (£1,797.20 per annum)



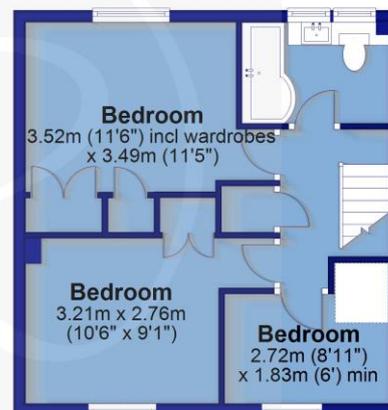
### Ground Floor

Approx. 47.7 sq. metres (513.7 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

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