



Connells

Woodbury View
Exeter

Woodbury View Exeter EX2 9JQ



Property Description

Nestled in the heart of Alphington, this beautifully presented semi detached home at Woodbury View showcases thoughtful design, practical layout, and excellent convenience. Spread across three well proportioned floors, the property boasts four generous double bedrooms (including a main bedroom with en suite), a main bathrooms and downstairs WC, off road parking and a lovely private garden - all within easy reach of local amenities, schools and transport links. The accommodation comprises:- Entrance hallway, cloakroom/WC/utility, lounge, kitchen/diner, first floor landing, 3 double bedrooms, bathroom, second floor landing, further bedroom and en-suite.

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Entrance Hall

Door to side.

Downstairs WC

5' 4" x 5' 4" (1.63m x 1.63m)

Double glazed side aspect window, low level toilet, wash hand basin, plumbing for washing machine, wall mounted radiator.

Sitting Room

17' 9" x 10' 10" (5.41m x 3.30m)

Double glazed front aspect window, two wall mounted radiators.

Kitchen/ Dining Room

11' 6" x 11' 3" (3.51m x 3.43m)

Double glazed side aspect patio doors and windows, two double glazed rear aspect windows, wall and base units, work surfaces, built-in fridge freezer and dish washer, sink unit, double electric oven, gas hob with extractor over, kitchen island, under stairs storage, wall mounted radiator.

Bedroom 2

11' 10" x 10' 9" (3.61m x 3.28m)

Double glazed rear aspect window, storage cupboard, wall mounted radiator.

Bedroom 3

8' 5" x 7' 2" (2.57m x 2.18m)

Double glazed front aspect window, wall mounted radiator.

Bedroom 4

9' 2" x 7' 5" (2.79m x 2.26m)

Double glazed front aspect window, wall mounted radiator.

Bathroom

5' 6" x 6' 6" (1.68m x 1.98m)

Double glazed obscured rear aspect window, bath with mains shower over, low level toilet, wash hand basin with storage below.

Second Floor Bedroom 1

12' 5" x 13' (3.78m x 3.96m)

Front aspect skylight window, two double glazed rear aspect windows, wall mounted radiator.

En Suite

4' 9" x 5' 8" (1.45m x 1.73m)

Double glazed obscured rear aspect window, mains shower, low level toilet, wash hand basin, shaver point, extractor fan.

Front Garden

Driveway parking for two vehicles, lawn and shrubs.

Rear Garden

Enclosed garden with decked area, lawn, outside tap, gate for rear access.

Store Rooms -Previously Garage

Store Room 1

8' 2" x 9' 1" (2.49m x 2.77m)

Up and over door, door to side, power and light.

Store Room 2

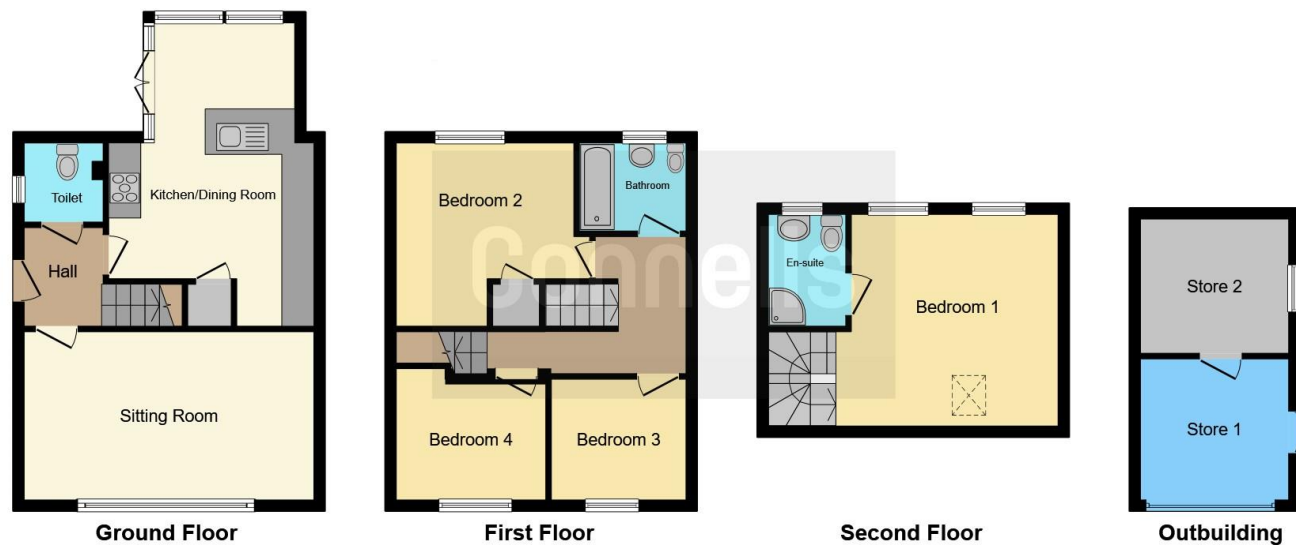
8' 2" x 9' 1" (2.49m x 2.77m)

Side aspect window.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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8-9 South Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317039



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