



77 Woodland Drive



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Exeter, Devon, EX2 7PR

Guide Price £475,000-500,000. On a quiet road within a popular Redrow development, Woodland Drive is a well presented and carefully maintained four-bedroom detached property making for a brilliant family home.

- Redrow Build
- Convenient Location
- Versatile Accommodation
- Local Amenities Nearby
- CTB - E
- Large Driveway
- Level Garden
- Popular School Catchment Areas
- Transport Links
- EPC - B

Guide Price £475,000

DESCRIPTION

Woodland Drive is your quintessential family home, Redrow homes are notoriously popular and well-built properties and combine period style designs with modern benefits throughout. The property itself provides a generous amount of floorspace across the two floors and offers versatile living options. On the ground floor is a spacious, separate lounge area, under stair storage, downstairs WC and a stunning kitchen/dining area leading, through French doors, onto a well proportioned and unexpectedly private garden. To the first floor, four bedrooms – the master benefitting from en-suite and a separate family bathroom. Additional features outside of the property are a larger than average driveway and a garage.



ACCOMMODATION

Through the entrance, immediately to the left is the downstairs W/C with toilet and basin and then also to the left is a useful storage cupboard and the staircase to the first floor. On the right hand side of the entrance hall way is the living room with electric fire. To the end of the hall way is the kitchen/dining room, affording another storage cupboard, integrated appliances and French doors leading to the garden. Upstairs is a large landing, to the rear of the property is both bedroom two and three as well as the family bathroom with bath, basin and toilet. To the front of the property is bedroom one, with en suite and built in wardrobe space and bedroom four, which could equally be used as study space.

SITUATION

The property is situated on the Bishops Court Development built by Redrow Homes and is ideally located on the eastern side of the city of Exeter with easy access to The M5 and Exeter International Airport. Digby and Sowton railway station is within walking distance with frequent trains into Exeter city centre. The local park and ride is also within walking distance with frequent buses in to the city centre. Tesco supermarket (open 24 hours), and other local stores located on Rydon Lane Retail Park are also close by. The cathedral and university city of Exeter, situated on the River Exe, affords excellent facilities including a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter has two mainline railway stations on the London Paddington and Waterloo lines.

OUTSIDE

To the rear of the property, a well maintained and landscaped garden with access onto the driveway as well as a cleverly built decking area.

SERVICES

Mains Gas, Mains Electrics, Mains Water, High Speed Internet Connection.

DIRECTIONS

From Stags Southernhay Office, go head down Barnfield Road and head towards Heavitree Road. From Heavitree Road leading into Honiton Road stay on the road until you get to the roundabout next to Middlemoor Police Station. Take the second exit onto Sidmouth Road, stay on the road under the bridge and take a right at the traffic lights. At the roundabout, take the first exit onto Bishops Way, and then take a left onto Woodland Drive, take a right staying on Woodland Drive and then the property will be on your left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1146 sq ft / 106.4 sq m (excludes garage)
For identification only - Not to scale

Ground Floor

- Kitchen / Dining Room: 5.96 x 4.47m (19'3" x 14'5")
- Sitting Room: 5.02 x 3.43m (16'5" x 11'3")

First Floor

- Bedroom 1: 3.50 x 3.12m (11'5" x 10'3")
- Bedroom 2: 3.61 x 2.84m (11'10" x 9'4")
- Bedroom 3: 2.93 x 2.58m (9'7" x 8'6")
- Bedroom 4: 2.92 x 2.63m (9'5" x 8'8")
- Bathroom

Garage: 5.75 x 3.08m (18'11" x 10'1")

Ground Floor

First Floor

Garage

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Gridhecom 2024. Produced for Stags. REF: 1174309



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

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