



4, Woodstock Road



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St Loyes, Exeter, Devon EX2 5HJ

RD&E Hospital (0.6 Miles), Heavitree Park (0.4 miles)

A spacious and well-presented semi-detached family home in a popular residential area on the edge of Heavitree, offering versatile accommodation.

- Four bedrooms
- Modern kitchen
- Enclosed rear garden
- Open plan sitting/dining/family room
- Freehold
- Ample off road parking
- Principal en-suite
- Great location
- EPC: C(70)
- Council tax band: D

Guide Price £485,000

SITUATION

The property is situated in a Cul- de-sac in St Loyes, a quiet residential area conveniently located within walking distance of Heavitree, one of Exeter's most desirable suburbs. Heavitree offers a range of local shops, cafes, and amenities, as well as well-regarded schools and the Royal Devon & Exeter Hospital (RD&E).

The city centre is easily accessible via public transport or a short drive, while the M5, A30 and Exeter Airport are all within close proximity, making this a superb location for commuters and families alike.



DESCRIPTION

A well-presented, four-bedroom semi-detached home offering spacious and versatile living across three floors. The property features two reception rooms, a modern kitchen, a stylish bathroom, and a converted loft room. Outside, there is a landscaped rear garden with a high-quality garden studio and off-street parking to the front. Conveniently located in a popular residential area close to Heavitree, the RD&E Hospital, and excellent transport links.

ACCOMMODATION

A welcoming hallway leads to a front-facing sitting room with window. The sitting room opens into the dining area and a versatile family space at the rear, which opens out to the garden. The separate kitchen has been recently updated and is well-equipped with fitted units and ample worktop space. At the far end is a useful utility area and a ground floor WC. Upstairs is four bedrooms, including a top-floor principal suite with en-suite, along with a contemporary family bathroom on the first floor.

OUTSIDE

To the front of the property is a private driveway providing off-street parking. The rear garden has been attractively landscaped for ease of maintenance, featuring a spacious paved patio area ideal for al fresco dining and entertaining. Raised borders add structure and greenery, while the converted garage offers a superb space for home working, exercise or hobbies. The rear garden is fully enclosed, offering privacy and security, and benefits from gated side access.

SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband

Drainage: Mains drainage

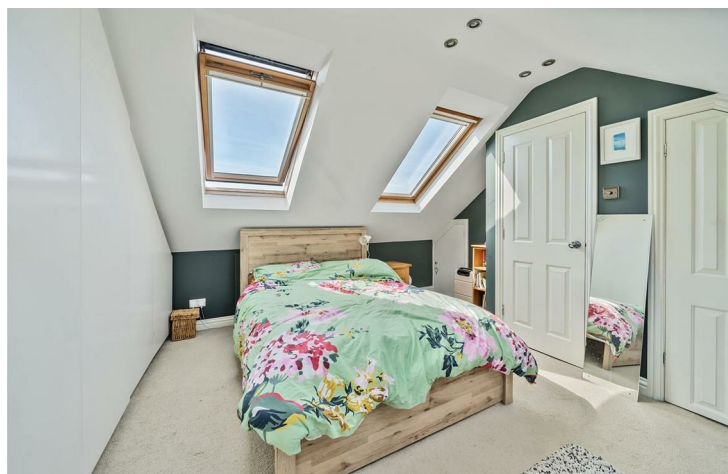
Heating: Gas

Tenure: Freehold

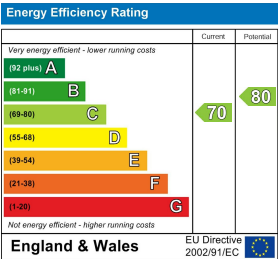
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Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).



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