



Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Cleve Cottage, Flower Street,
Woodbury, EX5 1LX

GUIDE PRICE
£335,000
TENURE Freehold



**A Charming Semi Detached Cottage Located In The Sought
After Village Of Woodbury**

Beautifully Refurbished Accommodation Offering A Wealth Of Character * Open Plan
Sitting/Dining Room With Wood Burner Stove * Modern Kitchen/Breakfast Room * Two
Bedrooms * Modern Shower Room/WC * Well Planned Sunny Aspect Rear Garden * Close
To Village Centre Opposite Free Car Park * Viewing Recommended

Cleve Cottage, Flower Street, Woodbury, EX5 1LX

LOCATION: The village of Woodbury remains one of East Devon's most highly sought after locations offering excellent amenities including Public Houses, Post Office and General Store. There is an excellent local Primary School close by, Church Doctor's Surgery and a frequent Bus Service all combining to create a thriving community. Woodbury is also close to all major routes including the M5 motorway and Exeter International Airport. Solid wood front door giving access to:

ENTRANCE HALL: Radiator, coat rack, ceiling beams, staircase rising to first floor, inner door to:

OPEN PLAN SITTING/DINING ROOM/KITCHEN: Spacious room offering an abundance of colour comprising of:

SITTING ROOM: 5.28m x 4.88m (17'4" x 16'0") overall measurement. A charming room with stone chimneybreast with matching raised hearth with log burner stove, Vinyl Click wood effect flooring, two radiators, ceiling and solid wood ceiling beams, double glazed windows to front and rear elevations, access to understairs recess. Part glazed stable style door giving access to the rear garden.

KITCHEN/DINING ROOM: 4.98m x 1.96m (16'4" x 6'5") Stylishly refitted with a range of patterned worktops with matching splashbacks, inset one and a half bowl sink unit. The swan neck mixer tap has the facility of boiling water for tea or coffee. Range of drawer units, plumbing for automatic washing machine beneath worktops, Integrated fridge and freezer beneath the worktops, inset four ring electric hob with built in oven below, tiled splashback with extractor hood over, matching range of wall mounted cupboards, recessed LED spot lighting, wine cooler, uPVC double glazed windows to front and rear elevations, Vinyl Click wood effect flooring.

FIRST FLOOR LANDING:

BEDROOM 1: 5.26m x 3.61m (17'3" x 11'10") A superb, bright and airy spacious main bedroom with feature ceiling beams, bespoke design wardrobes and storage cupboards, radiator TV point, uPVC double glazed windows to front and rear aspects.

BEDROOM 2: 3.61m x 2.59m (11'10" x 8'6") maximum overall measurement. Built-in floor to ceiling wardrobe, radiator, uPVC double glazed window to rear elevation.

SHOWER ROOM/WC: 2.16m x 1.65m (7'1" x 5'5") Stylishly fitted with good size corner shower cubicle with curved shower splash screen doors, fixed rainfall shower head hose with detachable shower hose, slim wash hand basin with cabinet beneath, WC with push button flush, fitted slimline mirror fronted medicine cabinet, extractor fan, uPVC double glazed window with patterned glass, chrome heated towel rail.

OUTSIDE: To the rear of the property is a well planned and landscaped garden enjoying a high degree of privacy and a sunny southerly aspect comprising of a raised patio sun terrace ideal for outside entertaining with raised decorative stone flower bed and access to substantial Timber Workshop/Shed, side gate gives access back around to the front of the property. Outside cold water tap.

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025