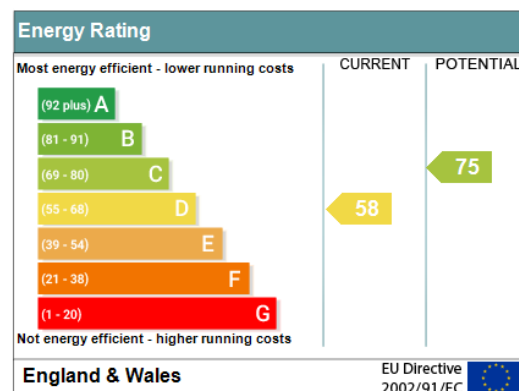




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7 Park Way, Woodbury, Exeter, EX5 1NG

GUIDE PRICE
£335,000
TENURE Freehold



A Good Size Three Bedroom Semi Detached House Located In The Sought-After Village Of Woodbury With Ample Parking And Superb Generously Sized Rear Garden

Upvc Double Glazed Windows * Gas Central Heating Via Modern Boiler
Reception Hall * Living Room * Dining Room * Fitted Kitchen * Large Utility Room * Ground Floor Shower Room And Cloakroom/Wc * Three First Floor Bedrooms * Bathroom/Wc * Super Family Home In Village Setting
No Ongoing Chain

7 Park Way, Woodbury, Exeter, EX5 1NG

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, church, doctor surgery. There is an excellent primary school close by and a frequent bus service, all combining to create a thriving community. Woodbury is also close to the major routes including the M5 motorway and Exeter airport.

THE ACCOMMODATION COMPRISES: Entrance canopy with uPVC front door with patterned double glazed window inset, to:

RECEPTION HALL: Radiator, uPVC double glazed window to side aspect, staircase rising to first floor landing with useful understairs storage cupboard beneath, door to:

DINING AND LIVING ROOM: LIVING ROOM: 4.55m x 3.38m (14'11" x 11'1") Fitted gas fire on stone hearth, radiator, uPVC double glazed window to front aspect, archway opening to: **DINING ROOM:** 3.71m x 3.28m (12'2" x 10'9") into wall recess but excluding the doorway recess. Serving hatch to kitchen, radiator, uPVC double glazed window overlooking the rear garden.

KITCHEN: 3.1m x 2.67m (10'2" x 8'9") Patterned worktops with inset single drainer sink unit, cupboards, drawer units, tiled surrounds with cupboards and drawer units beneath worktops, inset four ring ceramic electric hob with oven beneath and filter extractor hood over, wall mounted cupboards, chrome heated towel rail, shelved larder cupboard, tiled flooring, uPVC double glazed window overlooking the rear garden, uPVC double glazed door with patterned glass to:

UTILITY/GARDEN ROOM: 3.81m x 3.73m (12'6" x 12'3") overall measurement. A very useful space with worktops, tiled splashbacks, inset single drainer sink unit, cupboards, drawer units and appliance space beneath worktops, wall mounted cupboards, space for upright fridge/freezer, upright cupboard, uPVC double glazed window with patterned glass, tiled flooring, radiator, uPVC double glazed door with patterned glass to rear garden, access to:

GROUND FLOOR SHOWER ROOM: 1.47m x 1.04m (4'10" x 3'5") Shower tray, shower curtain and rail, Mira shower unit, fully tiled walls, tiled floor, uPVC double glazed window with patterned glass.

SEPARATE CLOAKROOM/WC: WC with push button flush, tiled floor, uPVC double glazed window with patterned glass.

FIRST FLOOR LANDING: With access to roof space, uPVC double glazed window with patterned glass.

BEDROOM 1: 4.19m x 3.07m (13'9" x 10'1") maximum overall measurement. Built-in wardrobe with triple sliding doors (one mirror fronted with shelving), further shelving in wall recess, radiator, uPVC double glazed window to front aspect.

BEDROOM 2: 3.63m x 3.61m (11'11" x 11'10") excluding measurement into full length floor to ceiling built-in wardrobes with five sliding doors (two mirror fronted with clothes rails and shelving), cupboard housing a modern Worcester boiler for hot water and central heating, radiator, uPVC double glazed window overlooking the rear garden.

BEDROOM 3: 2.95m x 2.31m (9'8" x 7'7") A good size third bedroom with uPVC double glazed windows to front and side aspects, radiator.

BATHROOM/WC: 2.21m x 1.75m (7'3" x 5'9") Bath with Mira shower unit, shower curtain and rail, pedestal wash hand basin, WC, heated towel rail, medicine cabinet, light shaver socket, airing cupboard with water cylinder and slatted shelving, uPVC double glazed window with patterned glass.

OUTSIDE: Located in a quiet cul-de-sac in a sought-after village, the property enjoys a large parking area to the front of the property with outside lighting. A side pathway and gate give access through to the rear garden. The rear garden is truly a superb feature of the property being generous in size and beautifully planned and presented. The garden includes a large patio sun terrace stretching the width of the property providing an ideal place for outside entertaining with timber lean-to SHED, outside cold water tap, outside power supply. From this area there is access to an extensive area of well tended lawned garden with productive fruit trees, raised flower beds and borders, fish pond with water feature. Towards the rear of the garden there is a GREENHOUSE, vegetable plot and brick-built **GARDEN STORE** 2.74m x 1.83m (9'0" x 6'0") with window, cold water tap and access via part glazed door.

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.
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