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**LINKS**  
ESTATE AGENTS

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**Guide Price £340,000**  
**2 Long Park, Woodbury, Exeter, EX5 1JB**



- Semi Detached Bungalow • Handy For Village Amenities • Gas Central Heating & Double Glazing
- Living Room & Kitchen • 3 Bedrooms & Bathroom • Single Garage & Driveway
- Easy To Maintain, Southerly Facing Rear Garden • NO ONWARD CHAIN





## Accommodation

Step up to uPVC double glazed front entrance door, with outside lighting, leading to:

### Entrance Porch

Obscure uPVC double glazed windows to front and side. Radiator. Cupboard housing the electric meter and trip switch fuse box. Doors leading to kitchen and:

### Living Room 15'4" (4.67m) x 11'7" (3.53m)

uPVC double glazed bay window to front with deep sill. Focal point of fitted electric fire within a marble fireplace surround that also has a wooden mantle with surround. Radiator.

### Kitchen 13'0" (3.96m) x 11'11" (3.63m)

uPVC double glazed window to front. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback. Composites one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob, with filter hood above and eye level electric oven and grill to side. Space and plumbing for washing machine. Integrated fridge and freezer. Cupboard housing the gas fired boiler that supplies the central heating and domestic hot water. Radiator. Door to inner hallway and door to:

### Side Porch

External door to side. Useful walk - in storage cupboard with obscure glazed window to side.

### Inner Hallway

Access to storage space via trap door with ladder. Cupboard housing the hot water tank with slatted shelving. Wall mounted central heating thermostat. Smoke alarm. Doors leading to:

### Bedroom 1

uPVC double glazed window to rear. Range of fitted bedroom furniture to one wall. Radiator.

### Bedroom 2 9'11" (3.02m) x 9'5" (2.87m)

uPVC double glazed window to rear. Range of fitted bedroom furniture to one wall. Radiator.

### Bedroom 3 / Reception Room 10'3" (3.12m) x 9'6" (2.9m)

uPVC double glazed external door leading to rear garden with window adjacent. 2 radiators.

### Bathroom

Obscure uPVC double glazed window to side. Suite comprising panelled bath with electric shower unit over, low - level WC and vanity wash hand basin. Fully tiled walls. Radiator.







### Externally

The property has an open plan Front Garden that is laid to lawn with shrub and herbaceous bed and borders. Outside gas meter. Pathway and steps leading to front entrance door. Outside water tap. A driveway provides off road parking for 2 motor vehicles and leads to:

### Garage 16'10" (5.13m) x 8'6" (2.59m)

Up and over door to front. Personal door to side. Power and light connected.

### Southerly Facing Rear Garden

There is a good sized, level and easy to maintain Rear Garden that is laid mainly to patio with shrub and herbaceous beds and borders that provide year round interest and colour. Small area of lawn. Outside lighting. Timber panelled fenced boundaries. Timber summer house. Outside water tap. Front pedestrian access to side of property via timber garden gate.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. Council Tax Band D

### Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

### Land with Potential

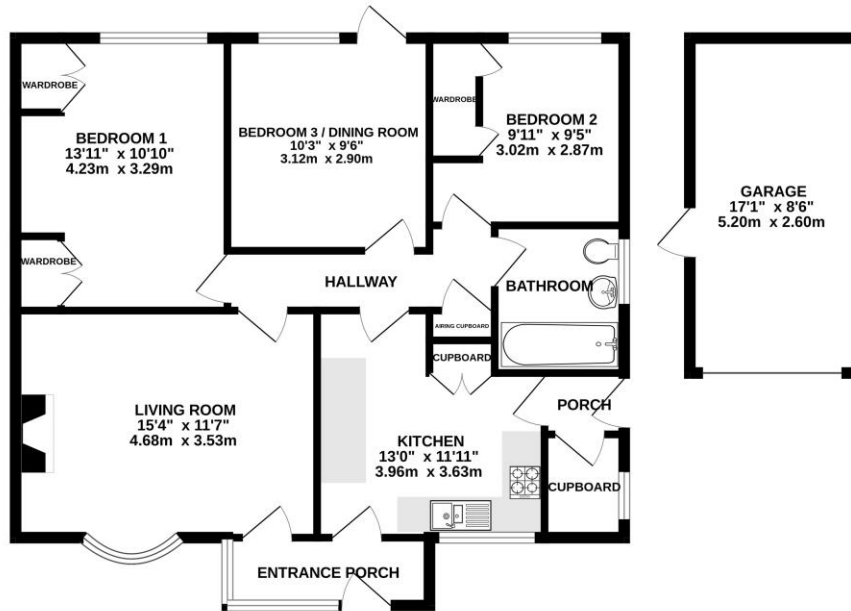
Please note there is an area of land to the right of the adjoining garage which is available via separate negotiation - call agents for more info

### Agents Note

These are draft particulars and are awaiting vendors verification.



GROUND FLOOR



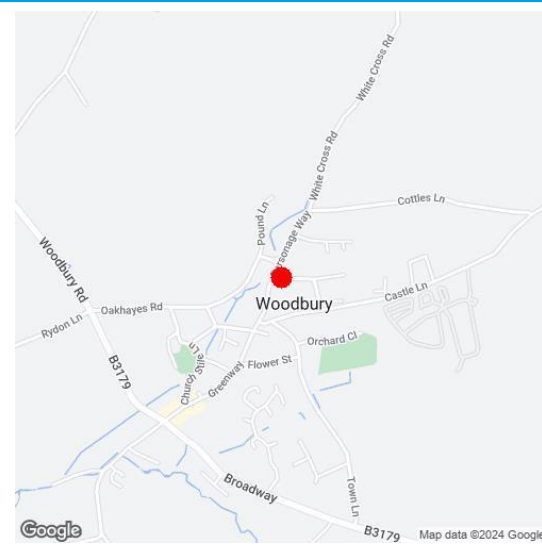
LONG PARK, WOODBURY

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 misstatement. 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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**Directions**

From Exmouth, proceed to Woodbury via Woodbury Common. Upon entering the village, at the crossroads with the village shop, turn right into Greenway, passing The Malsters Arms on your right. Take the fifth right into Long park where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
<small>Most energy efficient - lower running costs</small>	
63	85
<small>Not energy efficient - higher running costs</small>	
<small>England &amp; Wales E.U. Directive 2002/91/EC</small>	



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TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.