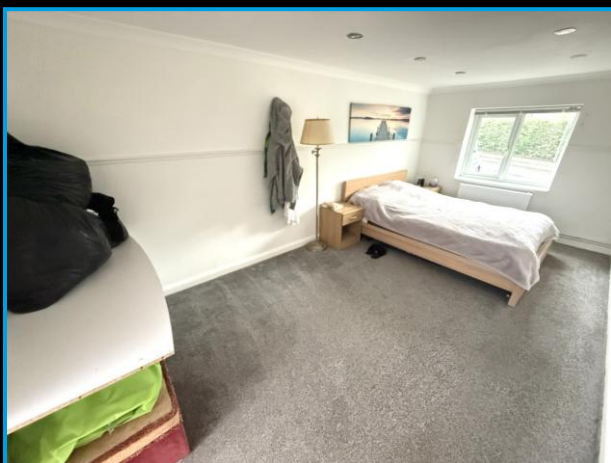
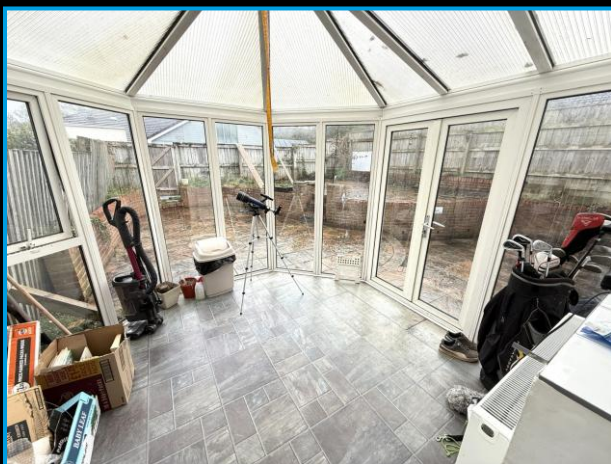


Guide Price £299,950

4 Fulford Way, Woodbury, Exeter, EX5 1NZ



- 3 Bedroom Semi Detached House • Popular East Devon Village • Gas Central Heating & Double Glazing • Living Room, Kitchen, Conservatory • Ground Floor Bedroom, Sun Room / Study
- 2 First Floor Bedrooms & Bathroom • Good Sized Rear Garden, Driveway • NO ONWARD CHAIN



Accommodation

Ground Floor

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

Entrance Porch

Wall mounted electric trip switch fuse box. Door leading to:

Living Room 17'4" (5.28m) x 11'1" (3.38m)

uPVC double glazed window to front. Staircase rising to first floor. Focal point of fitted fireplace having a marble hearth and a wooden mantle with surround. 2 radiators. Inset ceiling lights. Door leading to bedroom 3 and door leading to:

Kitchen 11'1" (3.38m) x 7'3" (2.21m) Plus Recess

Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Integrated dishwasher. Space for freestanding fridge / freezer etc. Useful under stairs storage cupboard which also has plumbing for washing machine. Open arch leading to:

Conservatory 9'11" (3.02m) x 9'0" (2.74m)

uPVC double glazed windows to 3 sides and uPVC double glazed French doors leading to the rear garden. Radiator.

Bedroom 3 16'7" (5.05m) x 8'9" (2.67m)

uPVC double glazed window to front. Radiator. Access to loft storage space. Inset ceiling lights. Door leading to:

Sun Room / Study 11'2" (3.4m) x 8'9" (2.67m)

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

First Floor

Landing

Access to insulated and part boarded loft space. Smoke alarm. Doors leading to:

Bedroom 1 11'2" (3.4m) x 11'1" (3.38m)

uPVC double glazed window to front. Radiator.



Bedroom 2 11'1" (3.38m) x 7'3" (2.21m)

uPVC double glazed window to rear. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water, with slatted shelving. Radiator.

Bathroom

Obscure uPVC double glazed window to side. White suite of panelled bath with thermostatically controlled shower unit over, low level WC and vanity wash hand basin. Fully tiled walls. Heated towel rail.

Externally

The open plan Front Garden is laid mainly to shingle and a driveway provides off road parking. Gas and electric meter boxes.

Rear Garden

The property enjoys a larger than average and easy to maintain Rear Garden which is laid mainly to patio, being ideal for outdoor dining and sitting during the fine weather. Shrub beds. Outside water tap. Timber panel fenced boundaries. Rear pedestrian access via timber garden gate.

Storage Shed 11'6" (3.51m) x 6'7" (2.01m)

Brick & timber construction with power connected.

Tenure

The property is FREEHOLD

Services

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

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 The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Note

These are draft particulars and are awaiting vendors verification.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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

