



HARRISON  
LAVERS &  
POTBURY'S

4 Church Steps  
Church Stile Lane  
Woodbury, Exeter  
EX5 1HW

£175,000 FREEHOLD

**NO ONGOING CHAIN** - Enjoying a lovely westerly aspect in the heart of this popular East Devon village of Woodbury, a charming one bedroom cottage.

Offered for sale with no on-going chain, this charming Grade II Listed cottage occupies a level position overlooking the church. Woodbury is a thriving community and is surrounded by some beautiful countryside to include Woodbury Common, which is within an Area of Outstanding Natural Beauty. Local amenities include two excellent public houses, village store with post office, doctors surgery and nearby is Woodbury Park Golf and Leisure facility. The village also offers a bus services operating between Exmouth and Exeter.

On entering the cottage, the sitting room enjoys a westerly aspect with ceiling beam and fireplace with an electric coal effect fire. A useful adjoining study area, also having a west aspect. The kitchen is to the rear of the cottage and gives access to the garden and comprises a range of matching units and worksurfaces providing ample storage along with a built-in oven, hob, cooker hood, freestanding fridge and space for a washing machine.

A ground floor bathroom is attractively fitted with a modern white suite comprising a roll-top bath with claw feet, along with a WC, wash basin and storage units.





From the sitting room a turning staircase rises to the upper floor, where there is a double bedroom enjoying an outlook over the church and having a walk-in wardrobe. Both the sitting room and bedroom have a modern electric panel heater.

Recently the cottage has been much improved and includes a garden to the rear which comprises paved areas and a raised timber deck seating area which is ideal for entertaining. A timber garden shed provides further storage.

**SERVICES** Mains electricity, water and drainage are connected.

**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available with predicted speeds of up to 1000 mbps. Mobile coverage is available from EE, O2 and Vodafone. Information provided by Ofcom.

**OUTGOINGS** We are advised by East Devon District Council that the council tax band is B.

**EPC: G**

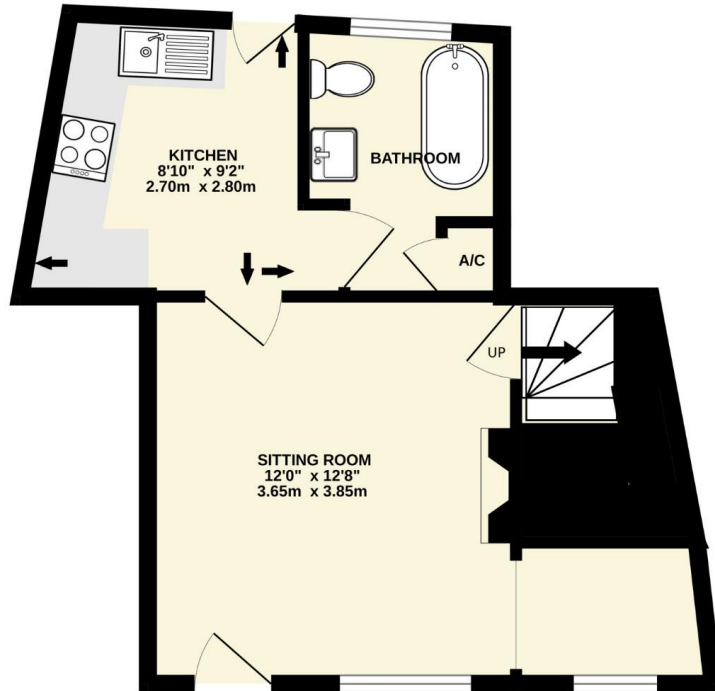
**POSSESSION** Vacant possession on completion.

**REF: DHS02526**

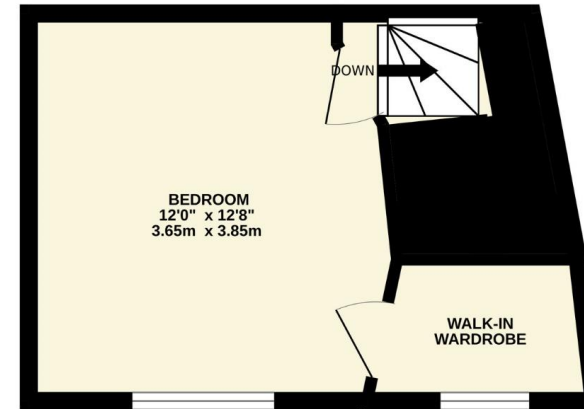


**VIEWING** Strictly by appointment with the agents.

GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR  
192 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 sq.m.) approx.

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

**IMPORTANT NOTICE** If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

