



East of 
ESTATE AGENTS

Flower Street
Exeter OIEO £550,000

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This charming and deceptively spacious semi-detached property is filled with all the character you would expect from a property of this period. Woodbine Cottage is located in the beautiful village of Woodbury just a short walk to the local amenities and Woodbury C of E Primary School and within easy commute to Exeter, Exmouth and the M5/A30 corridor. This delightful property offers three reception rooms and kitchen on the ground floor with four generous bedrooms and two bathrooms on the first floor. Out to the rear is an annex with utility room and office along, with a beautiful mature garden. To the front are two off-road parking spaces with an E.V point.

Semi Detached Period Cottage | Four Bedrooms | Beautiful Lounge | Family Room | Dining Room | Kitchen | Bathroom & Shower Room | Separate Office and Utility Room | Delightful Rear Garden | Off-Road Parking with E.V Point

APPROACH

Heading through the village of Woodbury, follow onto Flower Street and climb up the hill past the village hall and village car park and Woodbine Cottage can be found on the left. The property is set back behind a low privet hedge with a gate to the front which leads to the front door and a storm porch over the top. A gravelled front garden has stepping stones leading to the parking at the side where there is off-road parking for two vehicles with an E.V point to the corner. A wooden door leads through to the rear garden.

HALLWAY

The hallway opens to the stairs to the first floor with coat and shoe storage below. The wall have been wood panelled and stone flooring runs all the way through to the kitchen beyond.

LOUNGE

First off to the right is the beautiful lounge which set off the character of this property. Double aspect windows look out to the front and a wood burning stove is inset into the deep fire place with a black marble hearth and wooden beam over the top.

FAMILY ROOM

Across the hallway is the second of the reception rooms which is currently utilised as the family room.

DINING ROOM

The dining room located off the kitchen is another elegant character room, which boast a beautiful stripped floor and white wall panelling.



KITCHEN

The spacious kitchen has been fitted with a range of wooden cream coloured base units with black marble worktop and a double Belfast sink. A gas fired range sits in under a recessed fire place with wooden mantle over the top, and opposite is a second five burner gas range. To the side of the rear door out to the garden is space for a table and chairs.

BEDROOM ONE

Bedroom one is a beautiful spacious room with double aspect windows to the front and a pair of exposed wooden rafter giving the room character. Off to the side and above the hallway is a built-in wardrobe.

BEDROOM TWO

Bedroom two is another spacious double room which overlooks the front of the property.

SHOWER ROOM

Next along is the shower room with its large double shower cubicle tiled with decorative patterned grey wall tiles. Alongside is a white W.C and vanity basin with the airing cupboard hosting the hot water cylinder.

BEDROOM THREE

Further along the landing is bedroom three with its rear facing window and original cast iron fire lace still in situ.

FAMILY BATHROOM

The family bathroom host both a corner shower and separate bath and again a white W.C and modern hand basin within a grey vanity unit.

BEDROOM FOUR

Last along is bedroom four which is again a generous room in size and has a built-in corner wardrobe.

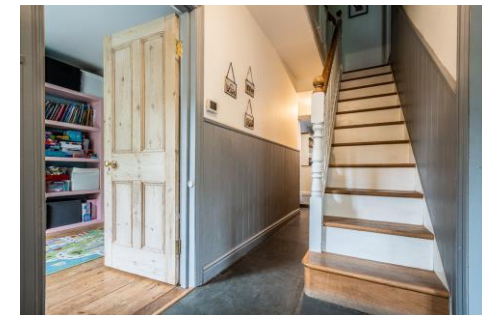
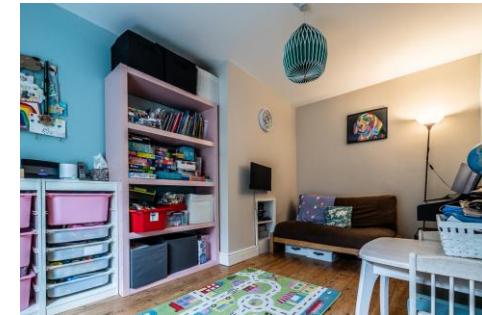
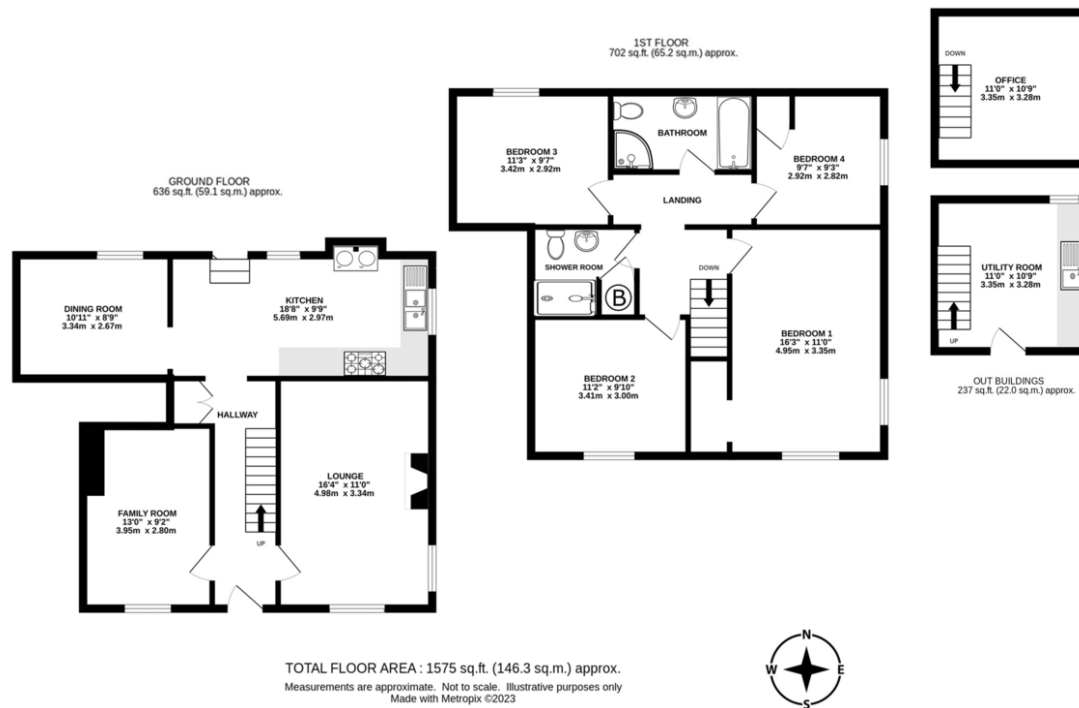
UTILITY ROOM & OFFICE

Located in an annex to the rear is the utility room and store with a light and attractive office space located above.

GARDEN

The beautiful rear garden offers a quiet and tranquil space in amongst the mature trees and bushes. A path leads alongside the annex to a brick paved seating area behind with an original outside toilet tucked into the corner. From there, there are a few steps lead up onto the lawn.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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