



East of 
ESTATE AGENTS

Haymans Orchard
Woodbury £525,000

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This delightful four bed semi-detached property is located in a quiet cul-de-sac in the popular village of Woodbury and is just a short walking distance from the village amenities, along with the C of E School and the local cricket and tennis court and football pitch. The property offers a beautiful double aspect lounge, kitchen, office/bedroom four, cloakroom, three spacious 1st floor double bedrooms with master en-suite and family bathroom. To the front is ample off-road parking and to the rear a delightful south facing garden with summer house.

Semi Detached | Four Double Bedrooms with Master En-Suite | Double Aspect Lounge | Kitchen/Breakfast room | Office/Bedroom Four | Cloakroom | Family Bathroom | Underfloor Heating | Delightful South Facing Rear Garden | Off Road Parking | Central Village Location

APPROACH

The property is located in the quiet cul-de-sac Haymans Orchard. To the front a lawn garden is set back behind a low beech hedge with a brick paved hard standing area to the side, and a wooden side gate leading to the spacious rear garden. A path leads to the front door complete with a storm porch.

ENTRANCE HALL AND CLOAKROOM

From the hallway doors lead off to the reception rooms and office with stairs leading to the first floor and cloakroom located below.

OFFICE / BEDROOM FOUR

Converted from the previous integral garage this large room is well suited as an office, gym or fourth double bedroom with potential for an en-suite.

LOUNGE

Across the hallway is the delightful, light and airy double aspect lounge with a working fireplace and French doors opening out onto the beautiful south facing rear garden.



KITCHEN/BREAKFAST ROOM

The kitchen has been fitted with a range of wooden wall and base units, plus integrated appliances, topped with a dark granite effect work top with inset one and half sink, and finished with a range of cream wall tiles. A corner window provides views across the south facing garden, and a further set of French doors open out onto the rear patio area.

BEDROOM THREE

First off the landing is bedroom three, and like all the bedrooms this is a spacious double room and one that has views out over the rear garden.

BEDROOM TWO

Bedroom two is another spacious double room with character double height ceiling and angular windows that overlook the front of the property and fields beyond.

FAMILY BATHROOM

The family bathroom has been fitted with a white W.C and hand basin, along with a bath with mixer shower over. There is also a heated towel rail, and the room has been finished with a range of cream wall tiles with decorative inserts.

MASTER BEDROOM AND ENSUITE

The master bedroom is a lovely room with built-in wardrobes and a delightful aspect, with French doors and Juliette Balcony, overlooking the south facing garden below. To the side the en-suite wet room has been fitted with a modern white matching W.C and basin, plus heated towel rail, and is finished with lime-stone effect wall and floor tiles with a mosaic dado border.

REAR GARDEN

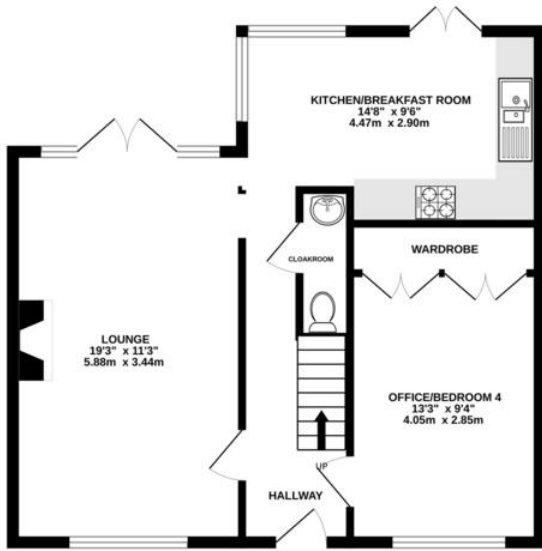
The delightful south facing rear garden has a stone patio running along the rear of the property with a path leading up to a summer house (complete with power and light) in the corner, encapsulated by a grass lawn. Adjacent is a beautiful, tiered seating area finished with rustic herringbone brick paving and oak sleepers, and set against a backdrop of wood fencing.

AGENTS NOTES

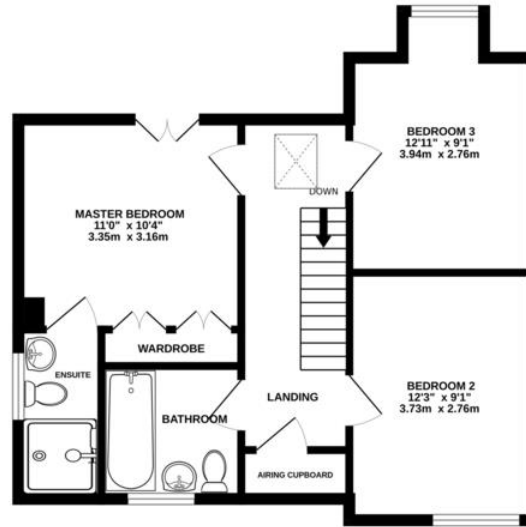
This property is Freehold
The council tax band is "D"



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	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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