



East of 
ESTATE AGENTS

Mirey Lane
Woodbury OIEO £250,000

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A charming Grade 2 listed period mid-terrace cottage, dating back to the 1800s, situated in the heart of Woodbury. This characterful home boasts an abundance of original features, including a prominent chimney stack and character solid wood brace and ledge doors.

Period Mid-Terrace Property | Two Bedrooms | Open Plan Lounge Diner | Kitchen | Bathroom | Front Garden | Desirable Village Location | Grade 2 Listed

DESCRIPTION

The cottage is entered through a stable front door, opening directly into the open-plan lounge diner. This inviting space features exposed wooden flooring and a large character fireplace, complete with a cast iron fire set on a slate hearth, framed by a wooden mantle and surround. A winding staircase rises to the first floor, with a useful storage cupboard neatly tucked beneath. The property also benefits from gas central heating throughout. At the rear of the property, the kitchen is fitted with bespoke solid wood shaker-style wall and base units complemented with black old-style handles and hinges, and topped by a black marble-effect worktop with white ceramic inset sink, enhancing the traditional feel.

From the kitchen, a door leads to the bathroom, where a white bath with a wooden side panel is accompanied by a shower over. The sink, a bowl-style design set upon a wooden pedestal with shelving, adds to the home's rustic character. A WC is positioned to the side, and the walls are adorned with cream limestone-effect tiles and a decorative tiled dado rail.

Upstairs, two well-proportioned bedrooms offer comfortable accommodation. The second bedroom features a large character chimney breast with an ornate Victorian black cast iron fireplace, complete with a wooden mantle and surround. The primary bedroom is a bright and airy space, with twin windows that flood the room with natural light and offer picturesque views over the village.



GARDEN AND GROUNDS

The front garden is a delightful space, bordered by a cobblestone wall with a gate and pathway leading to the front door. Garden beds filled with herbs and flowers, along with a cherry tree, add to the charm of this area. A paved section in front of the house provides space for seating, offering a pleasant spot to enjoy the surroundings. Although there is no private rear garden, the owner has a right of access across the rear courtyard garden to the adjoining lane.

LOCATION

Positioned in the very heart of the sought-after village of Woodbury, the property is within easy reach of an excellent selection of local amenities. These include well-regarded pubs such as The White Hart and The Maltsters, as well as a variety of independent shops. Woodbury C of E Primary School is just a short walk away, along with the community playing fields, tennis courts, and cricket grounds. The property also offers convenient access to Exmouth, Exeter, and Topsham, making it well-placed for commuting and enjoying all that the region has to offer.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: B

Council: East Devon District Council

Parking: On Street Parking

Garden: Front Garden with right of access to the rear to the lane.

Electricity: Mains

Gas: Mains

Heating: Boiler

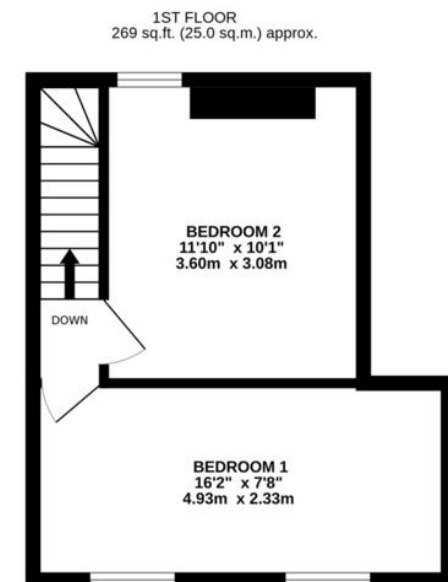
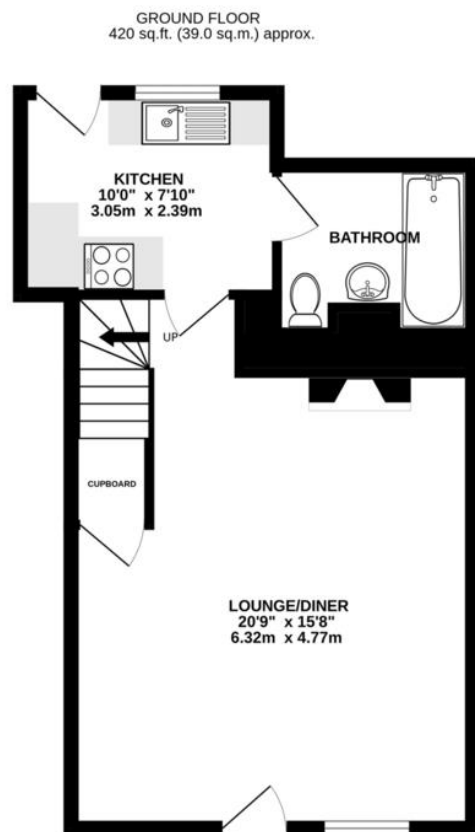
Water supply: Mains

Sewerage: Mains

Broadband: Fibre to the cabinet – 76mps download and 15mps download

Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone.





TOTAL FLOOR AREA : 690 sq.ft. (64.1 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		84 B
69-80	C		
55-68	D	65 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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