



Broadway
Woodbury £315,000

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An immaculately presented mid-terrace home offering three bedrooms and spacious living accommodation, arranged over two floors. Stylishly updated throughout, the property features a bright lounge open to a sleek kitchen-diner, with French doors leading to a landscaped rear garden. The home includes a spacious bathroom, a downstairs cloakroom with utility area, and parking for two vehicles. Set in a desirable residential area, just moments from village amenities and excellent transport links to Exeter and Exmouth.

Mid Terraced Home | Three Bedrooms | Spacious Lounge
| Kitchen Diner | Family Bathroom | Ground Floor Cloak
Room | Two Parking Spaces | Landscaped Rear Garden |
Convenient Location |

LOCATION

The property is located within a well-regarded residential area just off Broadway, offering excellent connectivity to both Exeter and Exmouth. The nearby village centre is only a short walk away and provides a range of everyday amenities including two highly regarded public houses, The Maltsters Arms and The White Hart, as well as a village shop and post office. Families are well served by Woodbury C of E Primary School, and the area also boasts a range of recreational facilities, including tennis courts and a cricket pitch. With scenic countryside surroundings and convenient road links, the location strikes a balance between rural charm and access to urban amenities.

DESCRIPTION

This well-maintained mid-terrace residence delivers a blend of modern finish and practical layout across two floors. The front door opens into a hallway, with stairs rising to the first floor. To the left, a generously sized lounge benefits from an open plan connection to the kitchen-diner, with natural light drawn in through windows overlooking the front garden. The lounge is enhanced by wood panelling and a central chimney breast with timber mantle. The kitchen-diner at the rear is contemporary in design, featuring white gloss slab-fronted wall and base units, complemented by granite-effect worktops and matching



upstands. Integrated appliances include an oven with ceramic hob and a black glass splashback, and a double-drainer sink is positioned to enjoy views over the rear garden. French doors open directly onto the rear garden, creating a smooth transition to outdoor space. Set discreetly to one side is a downstairs cloakroom with utility space.

Upstairs are three bedrooms and a family bathroom fitted with a shower over the bath and finished in full-height grey stone-effect tiling. Additional storage includes a cupboard off the landing and an integrated wardrobe in the third bedroom. The property was comprehensively remodelled in 2018 and is presented in excellent decorative condition throughout.

GARDEN AND GROUNDS

To the rear of the property is a beautifully landscaped garden arranged in two tiers. A generous patio area laid with natural stone slabs provides ample space for outdoor seating. Two stone steps rise to a neatly maintained lawn, with planted borders running along one side, and a designated space currently used as a children's play area. The garden enjoys a secure and private setting, ideal for relaxation and outdoor enjoyment. At the front, a small gravel garden sits behind a low red brick wall, with a storm porch over the entrance offering shelter and character. The home benefits from two allocated parking spaces within a shared residents' car park directly in front of the house.

AGENTS NOTES

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

Tenure: Freehold

Council Tax Band: East Devon District Council

Council: C

Parking: Two Parking Spaces to the front of the property

Garden: Pretty Rear Garden

Electricity: Mains

Heating: Mains - Gas boiler

Water supply: Mains

Sewerage: Mains

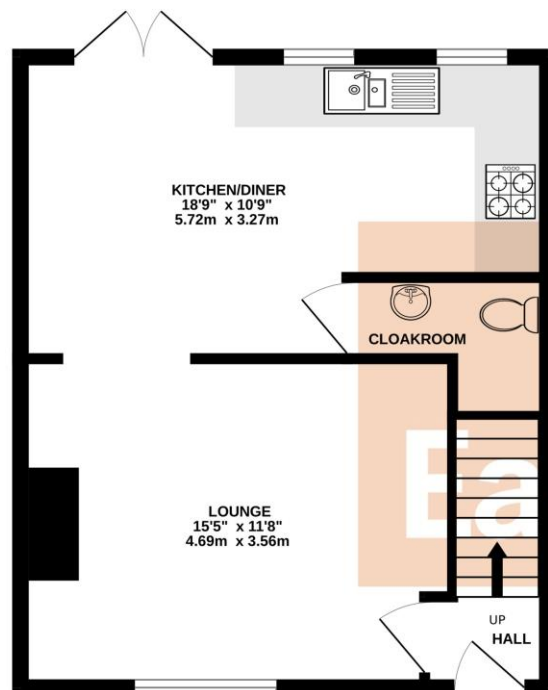
Broadband: Fibre To The Cabinet with up to 76mbps download and 15mbps upload

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

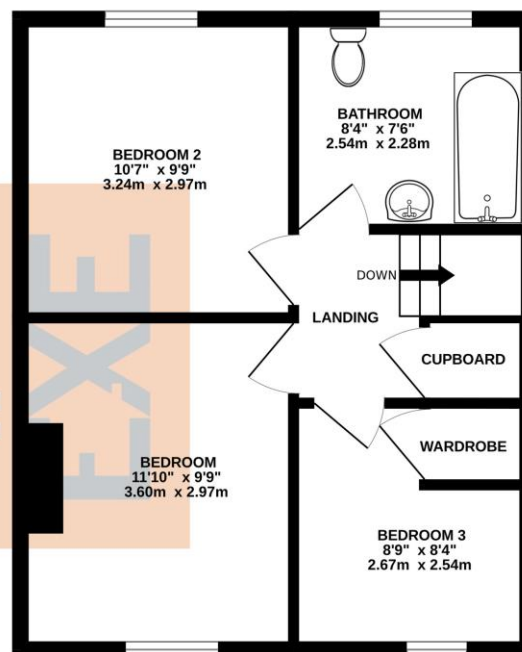
Please do note The Devon Rule Applies To This Property.



GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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		91 B
69-80	C	79 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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