



East of **EXE**
ESTATE AGENTS

Woodland Drive
Exeter £335,000

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Situated within the desirable Bishops Court development by Redrow Homes, this modern mid-terrace property offers three well-proportioned bedrooms, a contemporary layout and south-easterly aspect rear garden. Featuring off-road parking for two vehicles, the property provides light-filled accommodation across two floors, including a spacious lounge, kitchen/diner with French doors to the garden, and an en-suite to the main bedroom.

Mid-Terraced Home | Three Bedrooms | Spacious Lounge | Kitchen Diner | Family Bathroom & En-Suite | Ground Floor Cloak Room | Three Parking Spaces | South-Easterly Aspect Garden | Convenient Location

DESCRIPTION

This well-presented three-bedroom mid-terrace home is located within the sought-after Bishops Court development, built by Redrow Homes. The front entrance opens into a welcoming hallway where a cloakroom is discreetly positioned beneath the stairs, complete with a modern w.c and hand basin. To the left, a generously proportioned lounge benefits from a front-facing window and an open-plan aspect to the staircase, creating a sense of space and light. To the rear, the kitchen diner extends across the full width of the property and features French doors opening onto the rear garden. The kitchen is fitted with a sleek combination of grey and white slab-style units and granite-effect work surfaces. A recessed section houses a bank of larder cupboards with an eye-level oven, while the double drainer sink is positioned to enjoy views across the garden.



Upstairs, the first floor comprises three well-appointed bedrooms. The primary bedroom includes mirrored built-in wardrobes and a private en suite with shower, basin, and w.c. The remaining two bedrooms are served by a family bathroom with a bath and shower over, along with basin and w.c. Presented in excellent order throughout, the home is thoughtfully arranged to offer modern living in a convenient and attractive setting.

GARDEN AND GROUNDS

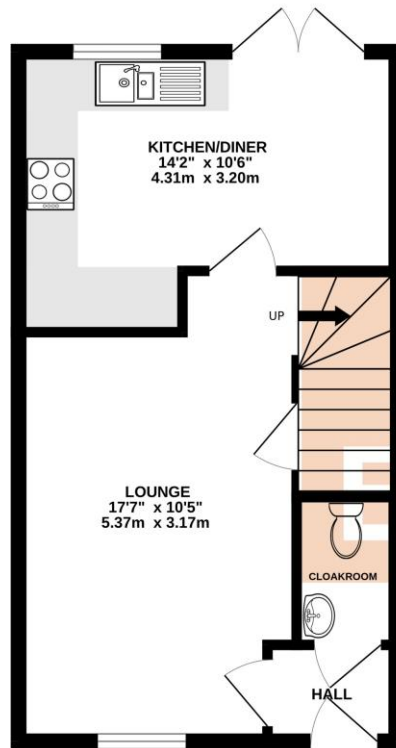
The rear garden is laid mainly to lawn with a paved patio located directly outside the dining area, ideal for outdoor seating. A substantial garden shed is placed in the far corner, and a side gate provides external access via a shared alleyway to the front. The garden enjoys a south-easterly aspect, allowing for good natural light throughout the day. At the front, a small landscaped garden sits beside a storm porch, with three dedicated off-road parking spaces positioned directly outside the property.

LOCATION

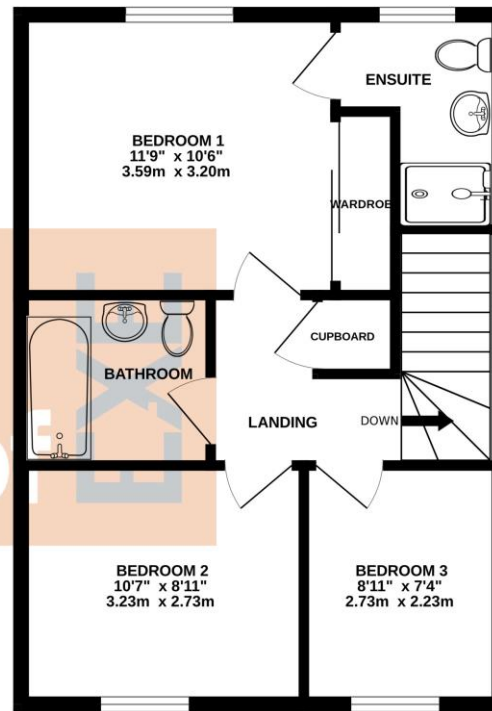
The property is conveniently located with easy access to major road networks including the M5, A30 and Junction 30. Digby Railway Station is approximately ten minutes on foot, providing direct rail links into Exeter and beyond. Rydon Lane Retail Park and Sandy Park Stadium, home to the Exeter Chiefs, are also within easy walking distance, as is the David Lloyd fitness centre. The city of Exeter offers a rich mix of cultural attractions, shopping, historic architecture and green spaces, along with highly regarded educational institutions and a thriving business community.



GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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