



East of 
ESTATE AGENTS

Broadway
Woodbury £460,000

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Three-bedroom, semi detached family home is located in the sought after village of Woodbury, within walking distance of all local amenities including primary school, church, playing fields, pubs and local transport. This well-proportioned property benefits from two reception rooms, good size kitchen/diner, cloakroom, three bedrooms and family bathroom. Garage, car port, parking for several vehicles and front and rear gardens. This property has excellent potential for future modernisation or extension subject to necessary consents.

Three Bedrooms | Semi Detached | Two Reception Rooms
| Kitchen | Cloakroom | Family Bathroom | Single Garage &
Car Port | Parking for Several Vehicles | Front and Rear
Gardens | No Ongoing Chain

DESCRIPTION

On entering the property, a welcoming tiled porch opens into a bright hallway, with stairs rising to the first floor. From here a generously sized kitchen offers ample worktop and storage space along with room for a dining table and chairs. The kitchen is equipped with an electric oven and hob, space for a fridge freezer and dishwasher, and features a stainless-steel sink with mixer tap overlooking the front garden.

Leading off the hallway is a generous and spacious reception room. This versatile living space provides plenty of room and is centred around a charming fireplace with an electric fire - ideal for both everyday living and entertaining. Positioned at the rear of the property, the conservatory offers a bright and adaptable second reception area with direct access to the garden. Perfect as a sunroom, reading nook, or additional family space, this room enjoys a strong connection to the outdoors and offers excellent potential for future modernisation or extension (subject to necessary consents). A convenient downstairs cloakroom is located just off the hallway, fitted with a WC and wash hand basin.

On the first floor there are three well-proportioned double bedrooms, each enjoying views over the village or garden. The principal bedroom is notably spacious and benefits from fitted wardrobes. A family bathroom serving all three bedrooms includes a panelled bath with



electric shower over, low-level WC, pedestal wash hand basin, and radiator, with scope for future updating.

GARDEN AND PARKING

The property benefits from gardens to the front and rear. The private rear garden, is mainly laid to lawn with mature planting, seating areas, and space for outdoor dining. The garden offers an excellent degree of privacy and is ideal for families, gardeners, or those who enjoy outdoor entertaining. To the front of the property is a large car port with access to the single garage plus parking for several vehicles.

LOCATION

The property is perfectly situated within the popular and historic village of Woodbury, known for its strong community atmosphere and excellent local amenities. Within a short walk, residents can enjoy traditional village pubs, highly regarded primary school, and a variety of sports facilities. For those looking to venture further, the location provides superb access to both the city of Exeter and the coastal town of Exmouth. Exeter, with its stunning cathedral and historic quayside, offers a wide range of cultural attractions, dining, and shopping opportunities. In the other direction, Exmouth boasts two miles of golden sandy beach, marking the gateway to the Jurassic Coast. The area is a haven for outdoor enthusiasts, with the Exe Estuary Trail providing a scenic route for walkers and cyclists. A short drive away, the estuary town of Topsham and the renowned Darts Farm Village offer further opportunities for local shopping, artisan foods, and dining.

AGENTS NOTES

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

Tenure: Freehold

Council Tax Band: D

Council: East Devon District Council

Parking: Parking for several vehicles, garage & carport

Garden: Front and Rear Garden

Electricity: Mains

Heating: Oil Fired Boiler

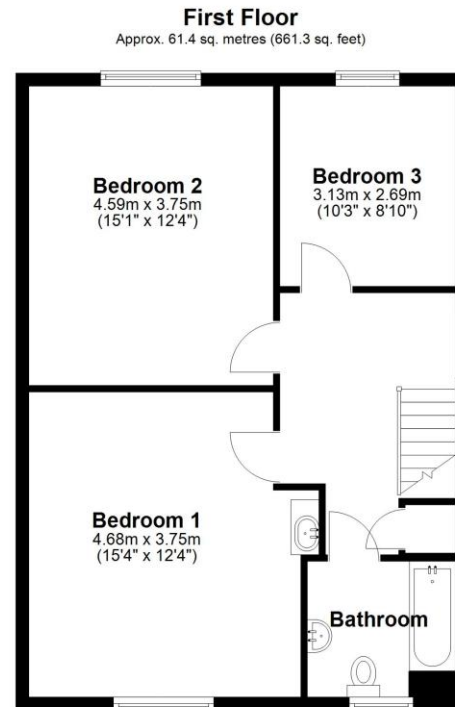
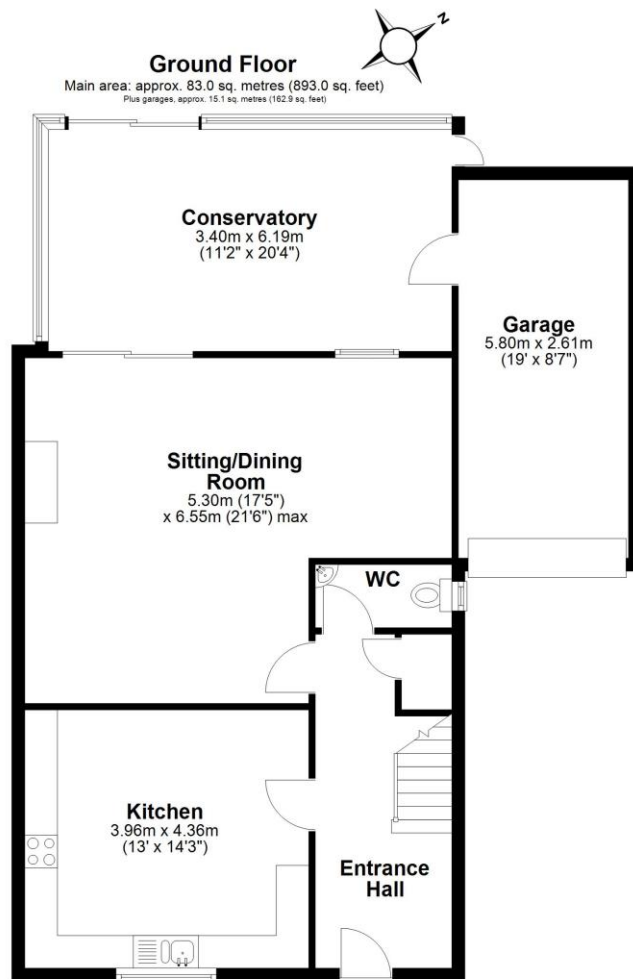
Water supply: Mains

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 Three and EE





Main area: Approx. 144.4 sq. metres (1554.3 sq. feet)
Plus garages, approx. 15.1 sq. metres (162.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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