



Woodbury Walk, Exminster, Exeter, EX6 8TR

Period features | Chain free | Close to local amenities | En-Suite

Modern and neutral throughout | Enclosed garden
Enclosed garden | Allocated parking | Wonderful communal gardens

Asking Price: £290,000

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HERE TO GET *you* THERE

Woodbury Walk, Exminster, Exeter, EX6 8TR

This beautiful property comes to the market boasting period features, with modern and neutral décor throughout, it is set in acres of communal gardens along with having a private front patio and enclosed garden, there are three bedrooms with the master being en-suite, this property has a slightly unusual layout which is part of its charm and appeal.

HALLWAY

2.36m (7' 9") x 2.33m (7' 8")

Door to the kitchen diner, door to the stairs leading to the first floor, door to the WC, radiator.



KITCHEN DINER

3.10m (10' 2") x 4.65m (15' 3")

Patio doors to the rear garden, window to the rear aspect, built in washer and dryer, built in fridge, built in hob, oven and extractor, roll top work surfaces, high and low level cupboards, space for a dining table, radiator.



WC

1.42m (4' 8") x 1.98m (6' 6")

Obscured window to the front aspect, low level WC, hand basin, radiator.



LANDING ONE

Window to the front aspect.



LOUNGE

2.81m (9' 3") x 4.68m (15' 4")

Two windows to the rear aspect, radiator.



BEDROOM

2.44m (8' 0") x 2.74m (9' 0") At its largest point
Window to the front aspect, radiator.

**LANDING TWO**

Window to the front aspect.

**BEDROOM**

2.44m (8' 0") x 2.51m (8' 3") At its largest point
Window to the front aspect, radiator.

**MASTER BEDROOM**

2.94m (9' 8") x 2.89m (9' 6")
Window to the rear aspect, door to the en-suite,
radiator.

**ENSUITE BATHROOM**

1.60m (5' 3") x 1.66m (5' 5")
Walk in shower, obscured window to the rear aspect,
radiator, low level WC, hand basin.

**FAMILY BATHROOM**

1.65m (5' 5") x 1.88m (6' 2")
Bath with shower over, low level WC, heated towel
rail, low level WC, hand basin.



OUTSIDE

To the front of the property is a private court yard area, accessed by steps that in due course lead to the front door, there is an allocated parking space.

To the rear of the property is an enclosed garden, surrounded by a mature hedge, there is a patio area and the rest of the garden is laid to grass.

**AGENTS NOTES**

Service charges £1500 PCY

Lease 999 from 2005

GR £125 PCY

OPENING HOURS

Monday to Friday 09:00 to 17:30

Saturday 09:30 to 14:00

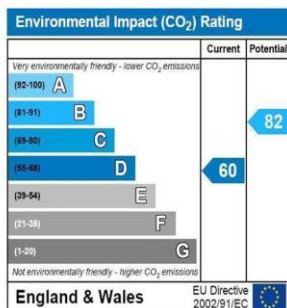
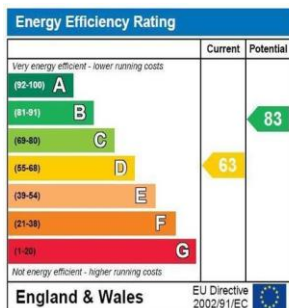
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Woodbury Walk, Exminster, Exeter, EX6 8TR | £290,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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