



Woodbury View, Exeter  
Offers in excess of £375,000





# 47 Woodbury View

## Exeter, Devon, EX2 9JQ

This deceptively spacious semi-detached home is perfect for families of all ages. The property has spacious and flexible accommodation throughout with four good sized bedrooms, a spacious living room, lovely kitchen/dining room incorporating a conservatory and a family bathroom as well as an en-suite. There are gardens to the front and rear, plus a driveway and garage.

This fantastic family home is ideal for anyone looking for little or no work to do and viewing is highly recommended.

- A SPACIOUS FAMILY HOME
- EN-SUITE, FAMILY BATHROOM & DOWNSTAIRS W.C
- FRONT & REAR GARDENS
- FREEHOLD REF: DWE07891
- LOCATED ON THE EDGE OF THE CITY IN ST. THOMAS
- GENEROUS SITTING ROOM
- GARAGE AND DRIVEWAY
- FOUR GOOD SIZED BEDROOMS
- LARGE KITCHEN/DINING ROOM
- COUNCIL TAX BAND 'D' EPC = C



## The Property

This spacious, well presented semi-detached house has been extended both out and up to create a great living space that will be ideal for both younger or more mature families.

The property has a spacious living room with a large window to the front, there is also a lovely kitchen/dining room that includes the extension at the rear, which also has double doors and many windows overlooking the garden . Also downstairs there is a cloakroom that also has space and plumbing for a washing machine.

On the first floor there are three bedrooms, bedroom two is a double room to the rear with a window overlooking the garden. Bedrooms three and four a large single rooms that both have windows to the front giving views over the surrounding area. There is also a bathroom with a recently fitted 'P' shaped bath and tiled surround.

On the top floor there is a loft conversion that has created a large, double aspect bedroom with an en-suite shower room. There is a window to the rear and a Velux window to the front.

Externally there is a lawned front garden with a driveway for two vehicles, this leads to the garage and also side access to the rear. The rear garden is a landscaped low maintenance space with patio areas and an 'Astroturf' lawn.

## The Location

Woodbury View is situated on the edge of Exeter, between the popular residential areas of St. Thomas and Alphington. The property has great access and transport links to the city centre but also immediate access to the A30 and the M5 motorway. There are many local amenities nearby including a supermarket and the Marsh Barton trading estate. There are several schools in the area ranging from primary to secondary plus access to the local shops in both Alphington and Cowick Street.

## Directions

From Cowick Street, head west away from the city at the cross junction, turn left into Cowick Lane. Follow the road past the pub on the left and then turn right into Woodbury view, take the first lefty and the property will be on the right hand side.

## Entrance Hall

### Sitting Room

17'11" x 10'3"

### Kitchen/Dining Room

17'6" x 11'8"

### Cloakroom

5'5" x 5'5"

## First Floor Landing

### Bedroom Two

12'0" x 10'11"

### Bedroom Three

9'1" x 7'7"

### Bedroom Four

8'6" x 7'2"

### Bathroom

6'8" x 5'6"

## Second Floor

### Bedroom One

13'0" x 12'6"

### En-suite

5'10" x 4'11"

## Outside

Front garden

Driveway for two vehicles

Garage

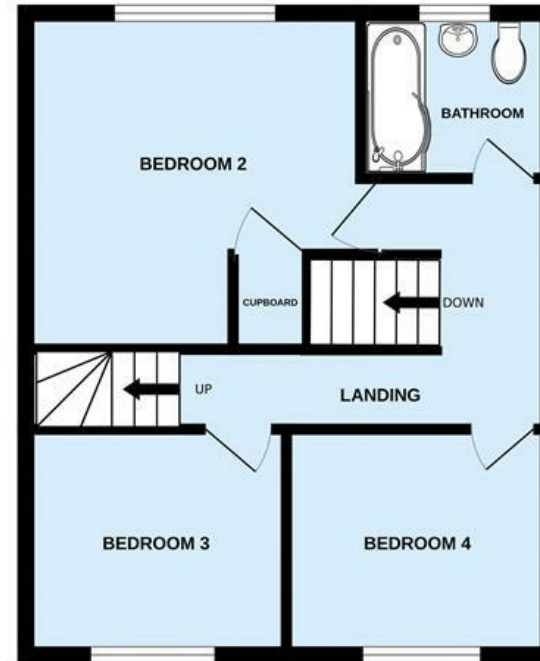
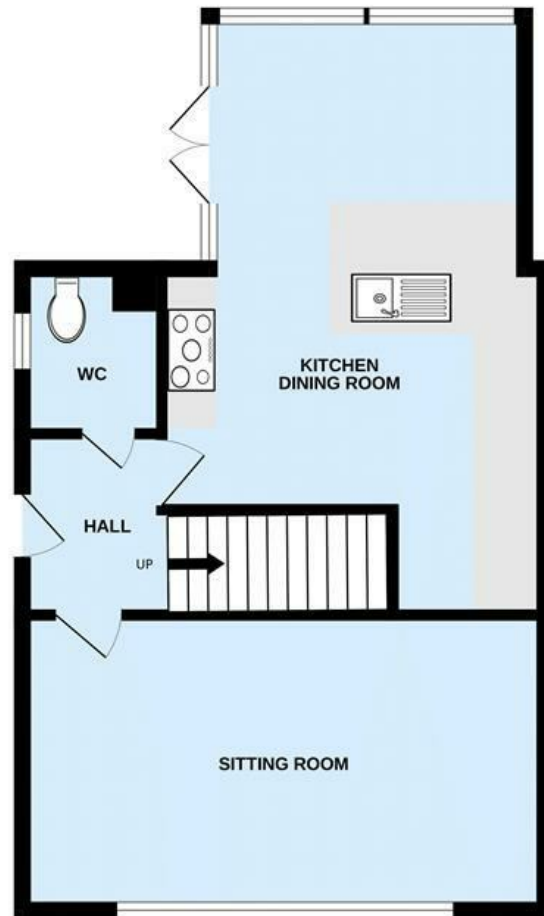
Rear garden



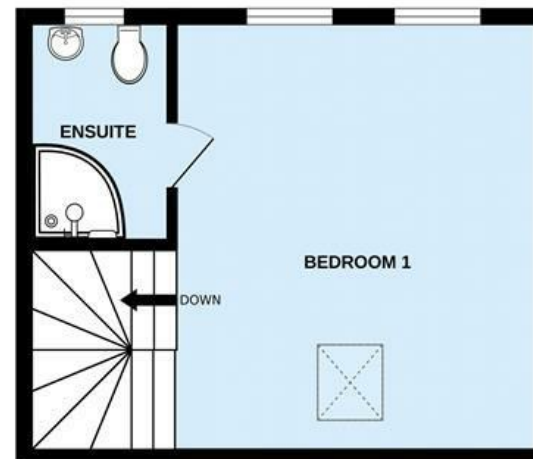


1ST FLOOR

GROUND FLOOR



2ND FLOOR



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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## Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

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## Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

## Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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## Miscellaneous items

EPC: C

Council Tax: D

Utilities: All main services

Authority: Exeter City

Tenure: Freehold

For more information or to book a viewing, please contact:

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