

3 Bretteville Close, Woodbury, Exeter, EX5 1JQ



Situated in a quite no through road location in the heart of Woodbury is this well proportioned three bedroom link detached property with accommodation comprising entrance hall, lounge/ diner, kitchen, three first floor bedrooms, master with en-suite shower room, family bathroom, enclosed rear garden mainly laid to lawn and garage.

Offers in the region of £315,000 Freehold DCX02501

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Woodbury Parish, which includes the Villages of Woodbury, Woodbury Salterton and Exton, is one of the largest Parishes in Devon. It encompasses much of Woodbury Common, an outstanding area of natural beauty and enjoys a thriving community spirit rooted in the church and chapel, in the school and in agriculture. In days past, the Parish was frequented by Sir Francis Drake and there is a chapel dedicated to his memory at St Swithin's in the village centre. Some of the facilities of the village include two excellent public houses, a village store and post office, restaurants, doctor's surgery, nearby golf club and leisure facilities at Woodbury Park and a bus service operating between Exmouth and Exeter, being only minutes away.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via uPVC part frosted front door with frosted inner doorway to the lounge.

Lounge 23' 6" x 15' 7" (7.175m x 4.757m)

Rear aspect uPVC double glazed window. Television point. Feature fireplace with wooden mantle and tiles half. Cove ceiling. Two radiators. Seating area. Understairs storage cupboard. Stairs to the first floor landing. Door through to kitchen.



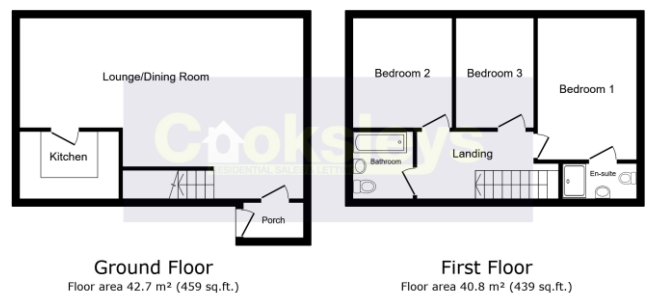
Kitchen 11' 10" x 7' 9" (3.612m x 2.357m)

Front aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated double oven and hob with extractor fan above. Plumbing for washing machine. Wall mounted boiler. Further appliance space.



First floor landing

Front aspect uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three and bathroom. Access to loft void above.



TOTAL: 83.5 m² (898 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertyplan.co.uk

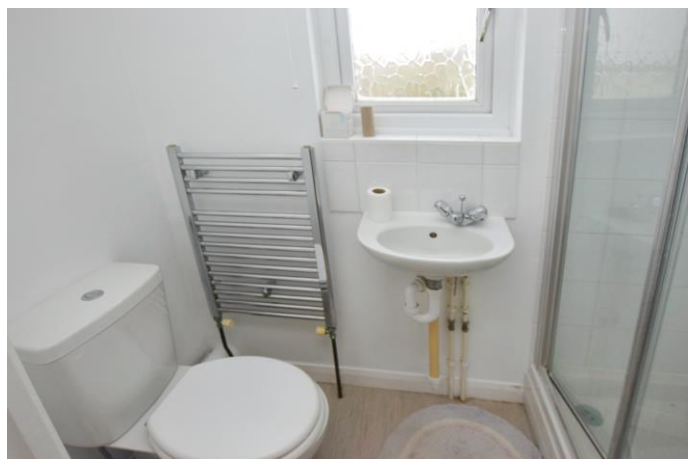
Bedroom One 12' 5" x 8' 6" (3.787m x 2.581m)

Rear aspect uPVC double glazed window with a view of the rear garden. Television point. Storage cupboard. Cover ceiling and radiator. Door through to en-suite shower room.



En-Suite Shower Room

Front aspect frosted uPVC double glazed window. Fully enclosed shower cubicle with Mira shower. Low level WC. Wash hand basin with tiled splashback. Extractor fan and heated towel rail.



Bedroom Two 9' 0" x 8' 8" (2.735m x 2.643m)

Rear and side aspect uPVC double glazed windows. Radiator.



Bedroom Three 9' 8" x 6' 0" (2.943m x 1.837m)

Rear aspect uPVC double glazed window with view of the rear garden. Cove ceiling. Radiator.

Bathroom

Front aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with handheld shower above. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Tiled floor. Heated towel rail.



Rear Garden

Private enclosed rear garden mainly laid to lawn with shrub borders and paved seating area. Access to the garage.



Garage

With metal up and over door. Light and power.

Off road parking for one vehicle.

