

10 Woodbury View, St Thomas, Exeter, EX2 9JQ



Situated on an extensive plot, this three bedroom end of terrace property is situated in a popular no through road location with good access both in and out of the City. With accommodation comprising entrance hall, lounge, open plan kitchen/dining room, conservatory, downstairs cloakroom, three bedrooms and family bathroom. Off road parking for two vehicles. Enclosed rear courtyard garden.

Asking Price £309,500 Freehold DCX02769

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Porch

Accessed via sliding door with part glazed door through to the entrance hall.

Entrance Hall

With doors to the lounge and kitchen/ dining room. Stairs to the first floor landing. Understairs storage cupboard. Thermostat control point. Radiator.

Lounge 14' 3" x 11' 6" (4.348m x 3.497m)

Front aspect uPVC double glazed window. Television point. Electric fireplace with wooden mantle. Radiator.



Kitchen/ Dining Room 17' 11" x 8' 1" (5.460m x 2.458m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with sink and a half with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated dishwasher. Plumbing for a washing machine. Electric cooker point. Large seating area. Double glazed sliding doors lead to the conservatory.



Conservatory 11' 6" x 9' 3" (3.509m x 2.814m)

Triple aspect uPVC double glazed windows. uPVC double glazed sliding doors lead to the rear garden. Door to the cloakroom.



Cloakroom

Dual aspect uPVC frosted double glazed windows. Low level WC. Wash hand basin.

First Floor Landing

With doors to bedroom one, bedroom two, bedroom three and bathroom. Access to the loft void above.

Bedroom One 13' 0" x 11' 8" (3.973m x 3.546m)

Front aspect uPVC double glazed window. Storage cupboard with shelving. Radiator.



Bedroom Two 11' 7" x 9' 8" (3.537m x 2.957m)

Rear aspect uPVC double glazed window with view over the rear garden. Radiator.



Bedroom Three 9' 0" x 5' 11" (2.752m x 1.801m)

Front aspect uPVC double glazed window with view over the front garden. Built in wardrobe with hanging space. Radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece suite comprising full enclosed shower cubicle, low level WC and wash hand basin. Part tiled walls. Radiator.



Rear Garden

Private enclosed rear garden with paved seating area and mature shrubs. Gated side access to the off road parking and further side garden with shingle area and mature bushes.



Off road parking for 2 vehicles.



Front of the property

Low maintenance large shingle area and pedestrian access to the front door.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookisles are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

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Energy performance certificate (EPC)

10 WOODBURY VIEW EXETER EX2 8JQ	Energy rating D	Valid until 15 March 2031
		Certificate number 0330-2266-1070-2599-7451

Property type End-terrace house

Total floor area 75 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)