

15 Woolsery Avenue, Exeter, EX4 8BJ



A beautifully presented four bedroom semi-detached property situated in a popular location having been tastefully updated by the current owners. With accommodation comprising entrance hall, lounge, open plan kitchen/ dining room, downstairs cloakroom, utility room, four bedrooms - master with en-suite shower room, family bathroom, enclosed landscaped rear garden, off road parking for 2 vehicles and garage.

Offers in the Region £400,000 Freehold DCX02724

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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 Hall

Accessed via uPVC part frosted front door. With side aspect uPVC double glazed window. Doors to lounge and Kitchen/ dining room. Stairs to the first floor landing. Understairs storage cupboard. Radiator.

Lounge 12' 0" x 13' 1" (3.648m x 4.000m)

Front aspect uPVC double glazed window. Brick fireplace with wooden mantle and tiled hearth. Television point. Radiator.



Open Plan Kitchen/ Dining Room 18' 3" x 11' 10" (5.553m x 3.611m)

Rear aspect uPVC double glazed window and side aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor fan above. Integrated microwave. Integrated dishwasher. Further appliance space. Large seating area. Spotlighting. Television point. uPVC part glazed door leads to the rear garden. uPVC part glazed doors leads to inner hallway.



Inner Hallway

Side aspect uPVC double glazed window. uPVC double glazed door leads to the rear garden. Doors to utility room and cloakroom. Tiled flooring.

Cloakroom

Rear aspect frosted uPVC double glazed window. Low level WC, wash hand basin and tiled flooring.

Utility Room

Side aspect uPVC frosted double glazed window. Plumbing for washing machine. Further appliance space. Wall mounted boiler. Tiled flooring.



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 errors, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertyplan.co.uk

First Floor Landing

With side aspect uPVC double glazed window. Doors to bedroom two, bedroom three, bedroom four and bathroom. Turning Staircase to second floor landing.

Bedroom Two 11' 11" x 11' 3" (3.630m x 3.441m)

Front aspect uPVC double glazed window. Radiator.



Bathroom

Frosted rear aspect uPVC double glazed window. Three piece white suite comprising panel enclosed bath with mixer tap and handheld shower above, low level WC, Pedestal wash hand basin with mixer tap and tiled splashback. Shaver point. Tiled flooring. Spotlighting and heated towel rail.



Bedroom Three 11' 11" x 11' 2" (3.638m x 3.407m)

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



Second Floor Landing

With door to bedroom one.

Bedroom One 15' 4" x 13' 4" (4.678m x 4.062m)

Rear aspect uPVC double glazed window with view over the rear garden. Floor to ceiling wardrobes with hanging space and shelving. Spotlighting. Television point. Radiator. Door through to the en-suite shower room.



Bedroom Four 8' 7" x 7' 11" (2.619m x 2.420m)

Front aspect uPVC double glazed window. Radiator.



En-Suite Shower Room

Frosted rear aspect uPVC double glazed window. Walk in shower cubicle, low level WC and wash hand basin with mixer tap and tiled splashback. Spotlighting. Extractor fan and heated towel rail.



Rear Garden

Private enclosed rear garden by range of panel fencing. Steps to large decked seating area which leads to a lawned area. Shrub borders and mature trees. Steps up to large wooden store shed. Gated side access to off road parking. Shared driveway to the side of the property.



Garage

With metal up and over door.

Front of the property

Paved driveway with off road parking for 2 vehicles.

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.

Cooksleys 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.

7/16/25, 9:52 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

15, Woodbury Avenue EXETER EX4 8BJ	Energy rating D	Valid until: 19 May 2030 Certificate number: 2408-1019-6215-5110-9234
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Property type Semi-detached house
Total floor area 123 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-properties-landlords-energy-efficiency-requirements>)

Energy rating and score

This property's energy rating is D. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificates/2408-1019-6215-5110-9234>