



£875,000

2 Orchard House, Town Lane, Woodbury, Exeter, EX5 1FZ



01395 265530



Detached family house arranged over three levels, offering bright and spacious accommodation of around 2500 sq ft, on a level plot on the fringe of this popular accessible village.

Sitting Room

Large Kitchen/Dining/Family Room With Bi-Fold Doors

Utility Room, Cloakroom

Underfloor Heating To The Ground Floor

3 First floor Bedrooms All With En-Suites And One With

An Additional Dressing Room

Large Top Floor Bedroom And Very Large Impressive Bathroom

With Free-Standing Bath

Large Single Garage

Private Driveway

Front And Rear Lawned Gardens

10 Year Guarantee

LOCATION The village of Woodbury remains one of East Devon's most highly sought after locations, offering excellent amenities including two public houses, post office, general store and nearby golf club and leisure facilities at Woodbury Park. There is an excellent local primary school, church, doctors surgery and a frequent bus service, all combining to create a thriving community. The village is close to all major routes including the M5 motorway and offers excellent communication links to Exeter City.

The accommodation comprises (all measurements are approximate):

COVERED ENTRANCE Composite front door leading to:-

HALLWAY Opaque double glazed window to the front. Downlighters. Wood effect tiled floor with underfloor heating. Built-in understairs cupboard. Alarm panel. Stairs leading up to the first floor. Doors leading off to:-

CLOAKROOM 5' 9" (1.75m) x 3' 3" (0.99m) Opaque double glazed window to front. Enclosed flush low level WC. Wash hand basin with mixer tap and cupboard under. Wood effect tiled flooring. Downlighters. Extractor fan. Underfloor heating.

UTILITY ROOM 7' 3" (2.21m) x 6' (1.83m) Matching granite worktop surface with splashback. Under counter stainless steel sink with mixer tap. Two cupboards under. Space for washing machine and dryer. Three wall mounted cupboards. Tiled flooring with underfloor heating. Door to the garage.

SITTING ROOM 20' 9" (6.32m) x 14' 4" (4.37m) A bright and spacious room with a large double glazed window to front and further double glazed window to front. Downlighters throughout. Underfloor heating. Opening through to:-

OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM

33' 3" (10.13m) x 17' 10" (5.44m) Very large bright and spacious room.

The Kitchen Area has granite worktop surfaces with matching up-stands with under counter 1 ½ bowl sink with Qettle hot water tap with filter. Fitted Neff ring induction hob. Handle-less cupboards and drawers under with integrated Neff dishwasher, full size wine cooler, bin storage and pan drawers. A further bank of units with built-in Neff combination oven and traditional oven. Larder fridge and larder freezer. Wall mounted cupboards with a fitted cooker hood and underlighting. Tiled flooring throughout. Central breakfast bar with matching granite worktop surfaces, again with storage underneath and a pop up power socket.

The Dining/Family Room has fully tiled flooring again with underfloor heating. Downlighters throughout. Full set of bi-fold doors onto the rear garden. Door to:-

FIRST FLOOR LANDING Generous space with downlighters, radiator and doors leading off to:-

BEDROOM 2 20' 7" (6.27m) x 12' 4" (3.76m) Two double glazed windows to the front. Two radiators. Downlighters. Opening through to:-

DRESSING ROOM 7' 3" (2.21m) x 6' 3" (1.91m) Two triple fitted wardrobes. Door to:-

EN-SUITE 9' 2" (2.79m) x 4' 10" (1.47m) Fully tiled double shower cubicle with twin headed shower and soft close glass screen. Low level WC with enclosed flush. Wash hand basin with mixer tap. Walls in half height surround. Matching tiled floor with underfloor heating. Chrome runged radiator. Opaque double glazed window to the side. Extractor fan. Downlighters. Courtesy vanity mirror with LED back lighting.

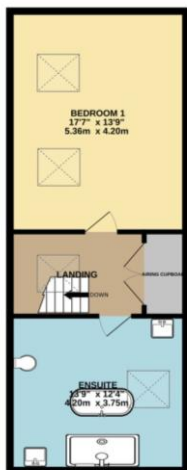
BEDROOM 4 14' 2" (4.32m) x 14' 2" (4.32m) Double glazed window to the rear. Downlighters. Radiator. Door to:-

EN-SUITE 9' 2" (2.79m) x 5' 4" (1.63m) Corner shower cubicle in full tiled surround with glass screen. Wash hand basin with mixer tap and cupboards under. Low level WC. Tiled floor with underfloor heating. Chrome runged radiator. Downlighters. Extractor fan. LED back light mirror.

BEDROOM 3 14' 2" (4.32m) x 13' (3.96m) Double glazed window to the rear. Downlighters. Radiator. Door to:-

EN-SUITE 6' 8" (2.03m) x 5' 6" (1.68m) Double shower cubicle with soft close door and built-in twin headed shower. Wash hand basin with mixer tap and cupboards under. Low level WC. Walls in half height tiled surround. Chrome runged radiator. Tiled floor with underfloor heating. LED back lit mirror. Downlighters. Extractor fan. Opaque double glazed window to the side.





TOTAL FLOOR AREA : 2522 sq.ft. (234.3 sq.m.) approx.
 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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SECOND FLOOR LANDING A generous landing with a built-in airing cupboard. Hatch to roof. Downlighters. Double glazed remote controlled Velux window. Doors leading off to:-

BEDROOM 1 17' 7" (5.36m) x 13' 9" (4.19m) Two double glazed Velux windows. Two radiators. Downlighters.

BATHROOM 13' 9" (4.19m) x 12' 4" (3.76m) A very large impressive bathroom with double walk-in shower cubicle with twin headed shower, central free standing bath with mixer tap, twin wash hand basins with cupboards under and LED back-lit mirrors. Enclosed flush low level WC. Tiled walls. Tiled floor with underfloor heating. Chrome runged radiator. Double glazed Velux window. Downlighters. Extractor fan.

OUTSIDE The property is approached via a **PRIVATE DRIVE** with **PARKING FOR 2 CARS** and there is an area of lawned garden to the front with a hedge and fence enclosure. There is access around the side of the property to the **REAR GARDEN** which has a patio running the full width of the bi-fold doors leading off the dining/family room, this in turn leads to a level lawned garden again with a fence and hedge enclosure with views over the adjoining field.

GARAGE 19' 10" (6.05m) x 13' 2" (4.01m) Large single garage with remote controlled up and over door. Hatch to roof space with fold down ladder providing attic storage.

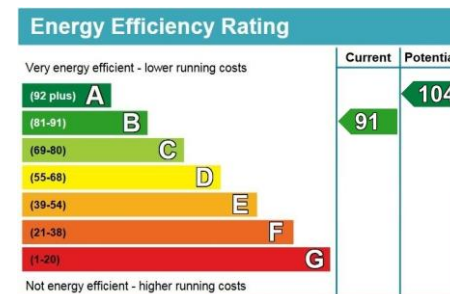
DIRECTIONS From the M5 roundabout (junction 30) proceed along the dual carriageway towards Exmouth. At the Clyst St Mary roundabout take the 3rd exit towards Exmouth. At the next roundabout turn left signposted Woodbury. On approaching the village down the hill continue over the pedestrian crossing passing the convenience store on your right hand side, keep going and take the second turning on the left into Town Lane. The property can be found on the right hand side.

WHAT3WORDS///boardroom.pine.thinnest

TENURE: Freehold

COUNCIL TAX BAND F

SERVICES: All mains services are connected



Telephone: 01395 265530

Email: exmouth@hallandscott.co.uk

Website: www.hallandscott.co.uk

Address: Unit 2, Pierhead, Exmouth, EX8 1DU

Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

