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**LINKS**  
ESTATE AGENTS

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**Guide Price £510,000**  
**7 Culvery Close, Woodbury, EX5 1LZ**



- Link Detached House In Village Cul-De-Sac • Gas Central Heating & Double Glazing • Ground Floor Cloakroom, Living Room With Fireplace • Dining Room / Conservatory, Kitchen • 3 Bedrooms & Study • Master En - Suite & Family Bathroom • Southerly Rear Garden, Garage & Driveway • NO ONWARD CHAIN



### Location

Woodbury is a large historic village in East Devon, known for its strong community character, rural charm, and proximity to both countryside and coast. Having Saxon origins, the village is mentioned in the Domesday Book with properties including traditional thatched cottages and stone houses. There is a well defined village centre with a church, local shops, pubs, and primary school plus a strong sense of community, with clubs, events, and local traditions. Popular with commuters who work in Exeter (About 6 Miles) but prefer village living, Woodbury is adjacent to Woodbury Common, part of the East Devon Area of Outstanding Natural Beauty (AONB) and close to the coastal towns of Exmouth and Budleigh Salterton.

### Accommodation

#### Ground Floor

Step up to uPVC double glazed front entrance door, with outside lighting, leading to:

#### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. High level electric trip switch fuse box. Smoke alarm. Useful shelved storage cupboard. Wooden flooring. Doors leading to living room, kitchen and:

#### Cloakroom

Obscure uPVC double glazed window to front. White suite of low level WC and wall mounted wash hand basin. Radiator.

#### Living Room 14'0" (4.27m) x 13'1" (3.99m)

uPVC double glazed French doors leading to rear garden with uPVC double glazed window to rear. Focal point of fitted coal effect gas fire, within a fireplace surround, having a Marble hearth, tiled back with a wooden mantle and surround. Radiator. Arch leading to:

#### Dining Room / Conservatory 14'9" (4.5m) Plus Bay x 10'7" (3.23m)

#### Dining Area 10'7" (3.23m) x 8'9" (2.67m)

Radiator. Serving hatch to kitchen. Open to:

#### Conservatory Area 10'7" (3.23m) x 6'2" (1.88m) Max

uPVC double glazed external door leading to rear garden with uPVC double glazed windows adjacent and to each side.

#### Kitchen 10'7" (3.23m) x 10'4" (3.15m)

uPVC double glazed external door to side, leading to rear garden, uPVC double glazed window to front. Range of cupboard and drawer storage units with Wooden work surfaces and tiled splash backs. Belfast sink with mixer tap and drinking water filter. The cooker, washing machine and fridge freezer in situ are not included in the sale.

### First Floor

#### Landing

uPVC double glazed window to front. Access to insulated loft space. Smoke alarm. Useful storage cupboard with slatted shelving. Wall mounted central heating thermostat. Doors leading to:

#### Bedroom 1 12'4" (3.76m) x 10'8" (3.25m)

dual aspect having uPVC double glazed windows to rear and side. Radiator. Door leading to:

#### En - Suite

obscure uPVC double glazed window to side. White suite



comprising shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash hand basin. Fully tiled walls and floor. Heated towel rail. Extractor fan.

**Bedroom 2 11'10" (3.61m) x 8'3" (2.51m)**

uPVC double glazed window to rear. Range of fitted wardrobes and cupboard storage units to 1 wall. Radiator.

**Bedroom 3 8'4" (2.54m) Into Recess x 7'2" (2.18m)**

uPVC double glazed window to front. Fitted double wardrobe. Radiator.

**Study 7'11" (2.41m) Max x 5'7" (1.7m)**

Double glazed skylight window to rear. Fitted wardrobes and storage units. Radiator.

**Bathroom**

uPVC double glazed window to front. White suite of paneled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Fully tiled walls and floor. Radiator. Extractor fan.

**Externally**

The open plan Front Garden is laid to lawn with shrub bed and Stone chipping area to the front. Outside meter boxes. Driveway provides off road parking for 2 motor vehicles and leads to:

**Garage 17'3" (5.26m) x 8'4" (2.54m)**

Up and over door to front. uPVC double glazed window to rear. Power and light connected. Under eaves storage space. Wall mounted gas fired boiler supplying the central heating and domestic hot water.

**Rear Garden**

The property has a level, Southerly facing and enclosed Rear Garden consisting of a patio area being ideal for outdoor dining and sitting during the fine weather with the remainder then being laid to lawn. Shrub beds and borders. Outside water tap. Outside lighting. Timber panel fenced boundaries. Front pedestrian access to side via garden gate.

**Side Passage**

External doors to front and rear. Power and light connected.

**Tenure**

The property is FREEHOLD

**Services**

All mains services are connected. Council Tax Band E

**Mortgage Assistance**

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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Total area: approx. 96.4 sq. metres (1037.3 sq. feet)

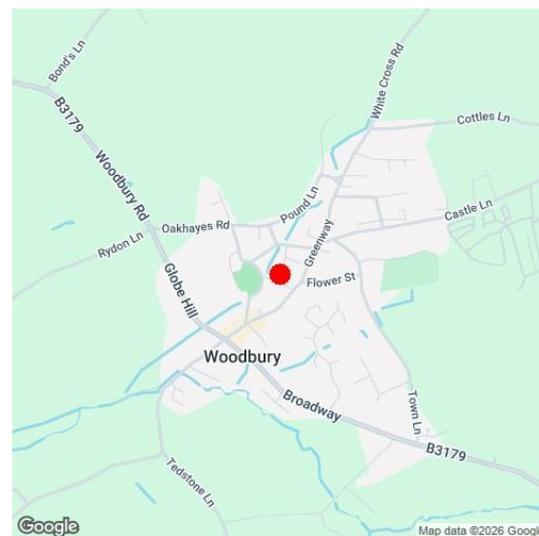
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcolutions.co.uk  
Plan produced using PlanUp.

7 Culvery Close, EXETER

**Directions**

From Exmouth, proceed to Woodbury via Woodbury Common. Upon entering the village via The Broadway, turn right, at the Crossroads, into The Arch and continue into Greenway. Take the third left into Bonfire Lane and left again into Culvery Close. The property will be found at the end of the Cul-De-Sac, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-101)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.