Suffolk Cottage

STAGS

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Woodbury, Exeter, EX5 1FA

Woodbury Common (1.6 miles), Budleigh Salterton (6.4 miles), Exeter City centre (8.3 miles)

A delightful Grade II listed two-bedroom cottage with top floor loft room, ideally situated in the heart of the sought-after village of Woodbury

- Grade II listed end terraced cottage
- 2 bedrooms and top floor loft room.
- Modern fitted kitchen
- Spacious sitting/dining room
- Enclosed front garden
- Desirable village location with a range of local amenities
- On street parking
- Freehold
- Council Tax Band: B

Guide Price £285,000

SITUATION

Woodbury is one of East Devon's most sought-after villages, enjoying a convenient position between the cathedral city of Exeter and the coastal towns of Exmouth and Budleigh Salterton. The village offers an excellent range of everyday amenities including a primary school, parish church, village shop, garage and two popular pubs, whilst the renowned Darts Farm and Greendale Farm Shop are just a short drive away. Surrounded by attractive countryside, with the extensive heathland of Woodbury Common on its doorstep and the Jurassic Coast within easy reach, the village is ideally placed for those seeking a balance of rural living and accessibility. Excellent transport links include the nearby A3052, M5 (Junction 30), mainline rail services from Exeter and Exeter International Airport.

DESCRIPTION

Believed to date back to the 17th century, Suffolk Cottage is a beautifully presented Grade II listed home, rich in character and retaining period features, including exposed beams and a log burner. Combining historic charm with well-appointed accommodation, the cottage offers light-filled and well-proportioned living spaces throughout. Situated in the heart of the highly sought-after village of Woodbury, the accommodation comprises two bedrooms, a fitted kitchen, bathroom, utility room and a versatile attic room, together with a delightful front garden.

ACCOMMODATION

Upon entering the property, you are welcomed into a spacious and light-filled sitting/dining room, centred around an attractive fireplace with a wood-burner and enjoying views over the front garden. Leading off to the right is a beautifully appointed kitchen, fitted with a Belfast sink, wooden base units, an integrated dishwasher, an oven with gas hob over, and useful open shelving.

Stairs rise from the sitting/dining room to the first floor, where there are two well-proportioned double bedrooms, one benefiting from fitted wardrobes and overlooking the garden. Also on this floor is a generously sized family bathroom, fitted with a shower, free standing bath tub, wash basin and WC. On the second floor, a versatile attic room provides excellent additional space currently used as a bedroom.

GARDEN

To the front of the property is an enclosed, low-maintenance garden, laid to patio and enjoying sunshine throughout the day. The garden includes a raised flower bed and benefits from a generous log store, creating a practical outdoor space.

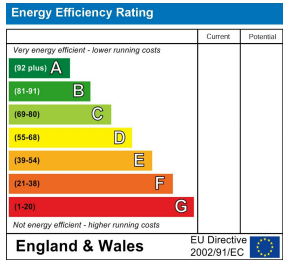
SERVICES

Council tax band: B
Utilities: Mains water, electric and gas
Drainage: Mains
Heating: Gas central heating
Tenure: Freehold
Standard, ultrafast and superfast broadband available. EE, O2 and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter, head out of the city along Topsham Road, pass through Topsham and past Darts Farm and at the roundabout turn left. At the following roundabout, turn right and follow the road into Woodbury turning left at the cross roads. Follow the road through the village, past The Maltsters and the house is along on the left hand side.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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