



7 Summerfield, Woodbury, EX5 1JF

GUIDE PRICE

£369,950

TENURE Freehold



A Beautifully Presented Semi Detached Bungalow Located In The Sought After Village Of Woodbury With Stunning Rear Garden, Long Driveway And Garage.

Entrance Porch * Lounge * Dining Room * Fitted Kitchen * Two Double Bedrooms * Bathroom/WC * Double Glazed Conservatory Extension * Double Glazed Windows*
Viewing Strongly Recommended

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 60 D |
| 39-54 | E | | |
| 21-38 | F | 36 F | |
| 1-20 | G | | |

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LOCATION: The village of Woodbury remains one of East Devon's most highly sought-after locations offering excellent amenities including public houses, post office and general store, church, doctor surgery. There is an excellent primary school close by and a frequent bus service, all combining to create a thriving community. Woodbury is also close to the major routes including the M5 motorway and Exeter airport.

THE ACCOMMODATION COMPRISES: Upvc front door with patterned window inset to:

ENTRANCE PORCH: 2.51m x 1.04m (8'3" x 3'5") A useful entrance to the bungalow with double glazed picture window with patterned glass; glazed panelled inner door to:

LOUNGE: 5.18m x 3.96m (17'0" x 13'0") maximum overall measurement. A charming room with double glazed window to front aspect; chimney recess with slate hearth and oak beam over; television point; electric radiator; door to:

DINING ROOM: 4.83m x 2.44m (15'10" x 8'0") Wood effect flooring; electric radiator; large access with loft ladder giving access to loft space with two Velux windows. This area could be converted to additional accommodation subject to the necessary consents.

AGENTS NOTE: Part of the roof is insulated with spray foam. Opening through to:

KITCHEN: 2.69m x 2.61m (8'10" x 8'5") Fitted with patterned worktops with tiled surrounds with cupboards, drawer units, appliance spaces and plumbing for automatic washing machine beneath work tops; wall mounted cupboards incorporating two glass fronted cabinets; single drainer sink unit with mixer tap; four ring electric hob with extractor hood over; built in oven with cupboards above and below; double glazed windows to front and side aspects; double glazed door with patterned glass giving access to outside.

Accessed from the Dining Room double glazed double doors to:

CONSERVATORY: 3m x 2.84m (9'10" x 9'4") A fine addition to the accommodation with power connected; double glazed windows overlooking the beautiful gardens; glass roof and double glazed door giving access to the rear garden.

BEDROOM ONE: 3.66m x 3m (12'0" x 9'10") Wood effect flooring; double glazed window.

BEDROOM TWO: 3.05m x 3.02m (10'0" x 9'11") Double glazed window to front aspect.

Accessed from the Dining Room door to:

INNER LOBBY AREA: With access to good sized storage cupboard; door to:

BATHROOM/WC: 1.98m x 1.68m (6'6" x 5'6") Comprising bath with shower unit over; shower splash screen; wash hand basin set in display surface with cupboards and WC beneath with concealed cistern and push button flush; wall mounted cabinet; heated towel rail; attractive tiling to splash prone areas; double glazed window with patterned glass.

OUTSIDE: To the front of the bungalow is a lawned garden screened by mature hedging and edged with colourful flowerbeds with decorative stoned garden areas. A long driveway alongside of the property provides ample offroad parking leading to the GARAGE; outside cold water tap; wooden gate gives access through to the rear garden. The rear garden is a wonderful feature of the property being level and offering a high degree of privacy and seclusion providing an abundance of colour from a variety of flower and shrub beds with SUMMER HOUSE; GREEN HOUSE; TIMBER GARDEN SHED; good size patio sun terrace areas ideal for outside entertaining; lawned area of garden; decorative stone garden areas; patio pathways and raised shrub beds; outside lighting.

GARAGE: 4.78m x 26.14m (15'8" x 85'9") Double glazed window and double glazed door giving access to rear garden; power connected; up and over door.

FLOOR PLAN:

