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18 Parkway, Woodbury, Exeter, EX5  
1NG

GUIDE PRICE

£310,000

TENURE Freehold



**A Semi Detached House Enjoying An Envidable Village Location With Attractive Gardens, Driveway And Large Garage, Offered For Sale With No Ongoing Chain**

Entrance Porch And Reception Hall \* Lounge \* Separate Dining Room  
Kitchen \* Garden Room \* Ground Floor Cloakroom/Wc \* Utility Room  
Three First Floor Bedrooms \* Shower Room/Wc \* Double Glazed Windows  
Lovely Gardens \* General Refurbishment Required  
Super Family Home In Village Setting

## 18 Parkway, Woodbury, Exeter, EX5 1NG

**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:** Double glazed front door to:

**ENTRANCE PORCH:** 1.75m x 1.6m (5'9" x 5'3") Double glazed windows, courtesy light, solid wood front door with feature stained glass inset to:

**RECEPTION HALL:** Electric radiator, stairs rising to first floor landing with understairs storage cupboard beneath, fitted coats cupboard.

**LOUNGE:** 4.55m x 3.33m (14'11" x 10'11") measurement into wall recesses, which is fitted with a shelving unit and a dresser style unit. Tiled fireplace with matching hearth and open grate, TV point, double glazed window to front aspect.

**DINING ROOM:** 4.17m maximum measurement x 3.63m (13'8" x 11'11") Tiled fireplace and matching hearth and open grate, double glazed window to rear aspect.

**KITCHEN:** 3.23m x 2.64m (10'7" x 8'8") Fitted with single drainer sink unit with adjoining worktops, cupboards and drawer units beneath, electric cooker point, wall mounted shelving unit and cupboard, larder style cupboard with window and shelving, fitted floor to ceiling shelved cupboards, double glazed door with patterned glass to:

**GARDEN ROOM:** 4.88m x 3.51m (16'0" x 11'6") maximum overall measurement. A very useful room with double glazed windows and two double glazed doors giving access to the garage and rear garden. Power and light connected.

**CLOAKROOM/WC:** Fitted with WC, double glazed window with patterned glass, walk-in store room with shelving and light with store cupboard.

**UTILITY ROOM:** 2.49m x 1.88m (8'2" x 6'2") Single drainer sink unit with adjoining worktops, plumbing for automatic washing machine, cupboards beneath, power and light connected, internal window to garage.

**FIRST FLOOR LANDING:** Access via loft ladder to roof space, double glazed window to side aspect.

**BEDROOM 1:** 4.19m x 3.63m (13'9" x 11'11") maximum measurement. Fitted wardrobe, double glazed window to rear aspect.

**BEDROOM 2:** 4.17m x 3.38m (13'8" x 11'1") maximum measurement. Double glazed window to front aspect.

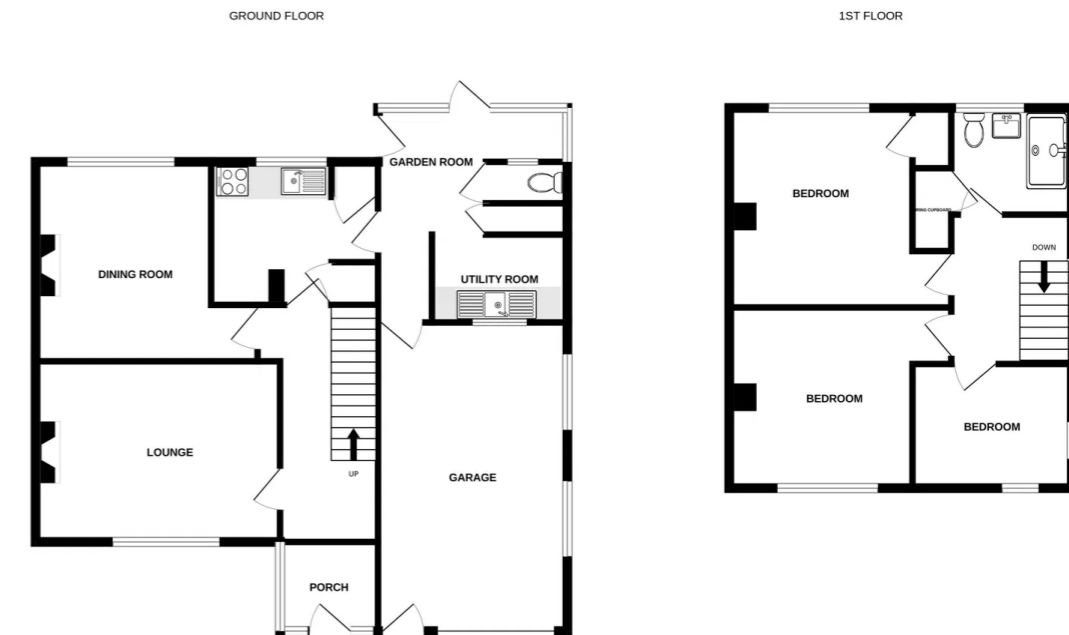
**BEDROOM 3:** 3.02m x 2.29m (9'11" x 7'6") Double glazed windows to front and side aspects.

**SHOWER ROOM/WC:** 2.18m x 1.83m (7'2" x 6'0") Shower cubicle housing Mira shower unit, sliding shower splash screen door, wash hand basin, WC, tiling to splash prone areas, electric dimplex wall heater, linen cupboard with slatted shelving, double glazed window with patterned glass.

**OUTSIDE:** The property is approached via double wrought iron gates to a driveway and GARAGE. The front garden comprises of a lawn edged with colourful shrub and flower beds. To the rear of the property there is an enclosed garden with patio areas, greenhouse and large flower beds/vegetable plots. There is a substantial garden store with double glazed window and power connected located to the rear of the garden.

**GARAGE:** 5.99m x 3.73m (19'8" x 12'3") Good size garage with up and over door, power and light connected, two windows and door giving direct access into the house, cold water tap, fitted work bench, uPVC double glazed pedestrian door with patterned glass.

### FLOOR PLAN:



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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