

SOUTHGATE
ESTATES

£900

per calendar month

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5 Furze Road, Woodbury, Exeter, Devon, EX5 1PF







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A well-presented one bedroom semi-detached house in the popular village of Woodbury within close proximity of the post office, the two pubs, the church and many countryside walks. The village is approximately 20 minutes drive from the cathedral city of Exeter with its university, museum, library and selection of shops and restaurants providing an easily commutable distance. The sea front of Exmouth is also only approximately 6 miles away.

The internal accommodation briefly includes an entrance hallway leading into an open plan living space where a door opens into the kitchen, and stairs rise to the first floor. The first floor landing provides access to the bedroom, the bathroom and has the benefit of loft access and an airing cupboard. Externally, you greatly benefit from a private front garden laid to lawn, a side garden with patio and a car park for residents.

- Council Tax Band B.
- No Smokers.
- Subject to Referencing and Affordability checks.
- A Holding Deposit of one week's rent will be requested to reserve the property.
- A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.

For full details of charges and fees please visit our website: https://www.southgateestates.co.uk/lettings/

Entrance Porch 3' 7" x 4' 4" (1.08m x 1.31m) The front door opens into a useful entrance porch, with space for storing coats and shoes, and a door leading into the living room.

Living Room 13' 11" x 11' 4" (4.24m x 3.46m) The open and light living space provides access to the kitchen and stairs rise to the first floor. Decorated to a high standard, this room also benefits from a gas central heating radiator, and a uPVC double glazed window to the front aspect, overlooking the garden.





Kitchen **10' 3" x 4' 11" (3.12m x 1.5m) + Pantry at 3' 8" x 4' 11" (1.12m x 1.5m)** A brightly decorated kitchen comprising a range of matching wall and base units, roll edge worktops with a tiled splashback and a stainless sink with drainer unit and mixer tap over. Appliances include an oven with a gas hob and an extractor hood over, a washing machine and a fridge freezer. In addition, there is a radiator, a uPVC double glazed window to the front aspect and a helpful pantry space under the stairs, ideal for extra storage.

First Floor Landing Stairs rise from the living room onto the landing which provides access to the bathroom and the bedroom. There is also a loft hatch and a shelved airing cupboard.

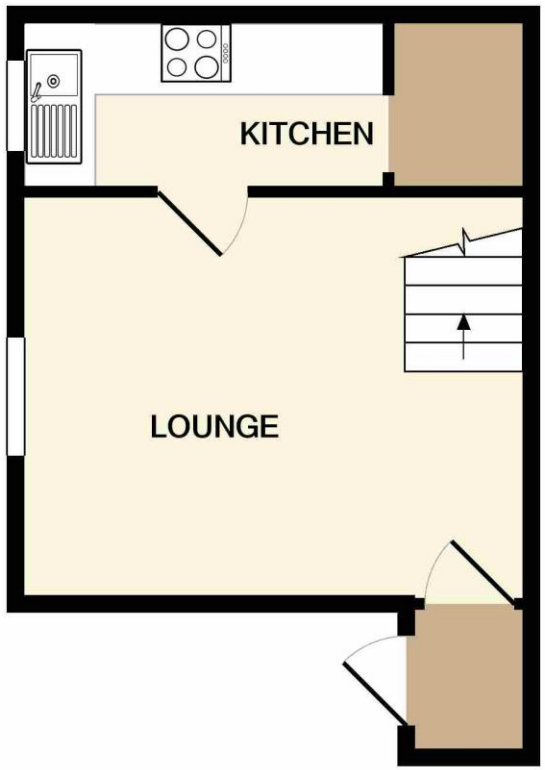
Bathroom **7' 3" x 5' 10" (2.2m x 1.79m) minus airing cupboard** A well-proportioned bathroom comprising a low-level WC, a pedestal wash basin with tiled splashback, and a bath with tiled surround and electric shower over. There is also an obscured uPVC double glazed window to the front aspect, a radiator and spotlights throughout.

Bedroom **10' 8" x 11' 4" (3.24m x 3.46m) + 3' 3" x 8' 1" (1m x 2.46m)** A spacious bedroom with plenty of natural light from the large uPVC double glazed windows to the front aspect, and the additional uPVC double glazed window to the side aspect. There is also a radiator and plenty of space for furnishings.

Gardens & Parking Externally, the property greatly benefits from two gardens. To the front aspect is a garden mainly laid to lawn with well-established plants and shrubs in borders. A side gate leads through to the courtyard side garden, with plenty of space for garden furniture, a small area laid to gravel and a few climbing plants. There is also a residents' car park.

- *Semi-Detached House*
- *One Double Bedroom*
- *Private Garden*
- *Residents' Car Park*
- *Sought-After Village Location*
- *Commutable to Exeter City*





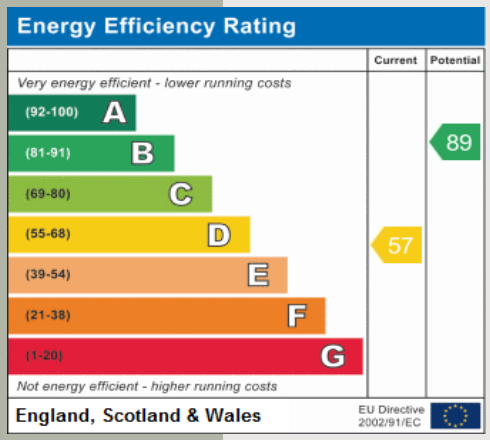
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Rating



The Property Ombudsman

www.tpos.co.uk

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