



2 Woodbury House Cottages



2 Woodbury House

Greenway, Woodbury, Devon, EX5 1LS

Darts Farm (2.7 miles), Exeter City centre (7.5 miles)

A charming Grade II listed 2 bedroom cottage in need of modernisation with a courtyard garden located in the centre of the village.

- Grade II listed 2 double bedroom cottage
- Central village location.
- On the market for the first time in many years.
- No onward chain.
- Benefitting from modernisation and updating.
- Courtyard garden to the rear.
- Spacious sitting room with open fire.
- EPC: F
- Council Tax Band: B
- Freehold

Guide Price £170,000

SITUATION

2 Woodbury House is situated in the centre of the village of Woodbury, one of East Devon's most sought-after villages, with an excellent range of local facilities including a 15th century parish church, village school, shop, garage and two pubs. Darts Farm and Greendale Farm shops are a short drive, providing an excellent range of quality food shopping. Woodbury Park Golf and Leisure Club is 2 miles, whilst it is in easy reach of the popular beaches of Budleigh Salterton and Exmouth. Woodbury Common with acres of unspoilt land is to the north of the village.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.



ACCOMMODATION

The front door opens into an entrance hall with stairs rising to the first floor and at the end of the hall a door opens into a spacious sitting room with a window to the front and there is an open fire. A door opens into the kitchen to the rear which is in need of updating with a door leading to a courtyard garden. On the first floor are two double bedrooms and a bathroom fitted with a panel bath, hand wash basin and a low level W.C.

OUTSIDE

To the front of the property is a shared pathway leading to the front door and at the rear an enclosed garden with a patio, raised area for growing vegetables and a garden shed.

SERVICES

Current Council Tax: B

Utilities: Mains electricity and mains water.

Drainage: Mains drainage

Heating: Wall mounted electric heating.

Tenure: Freehold.

Standard, ultrafast and superfast broadband available.

EE, O2, and Vodafone mobile networks available (Ofcom).

AGENTS NOTE

Please note that there is a small area of flying freehold at the property. Please speak to the agent for further information.

DIRECTIONS

From Exeter head out towards junction 30 of the M5 and on reaching the roundabout, go straight across following signs to Exmouth. Turn right at the next one, continue along the dual carriageway and at the next roundabout turn left. Follow the road into Woodbury at the cross roads turn left, continue along and the cottage is on the right hand side at the end of a gravelled driveway, just before Flower Street.



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.



Approximate Area = 880 sq ft / 81.8 sq m
For identification only - Not to scale

Ground Floor

- Kitchen: 3.47 x 2.79m (11'5" x 9'2")
- Sitting / Dining Room: 4.52 x 4.38m (14'10" x 14'4")

First Floor

- Bedroom 1: 5.25 x 2.93m (17'3" x 9'7")
- Bedroom 2: 4.42 x 4.37m (14'6" x 14'4")

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS/2 Residential). ©richteckon 2025. Produced for Stags - REF: 1208462



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		84
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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